

University at Albany Downtown Corridor Visioning Study

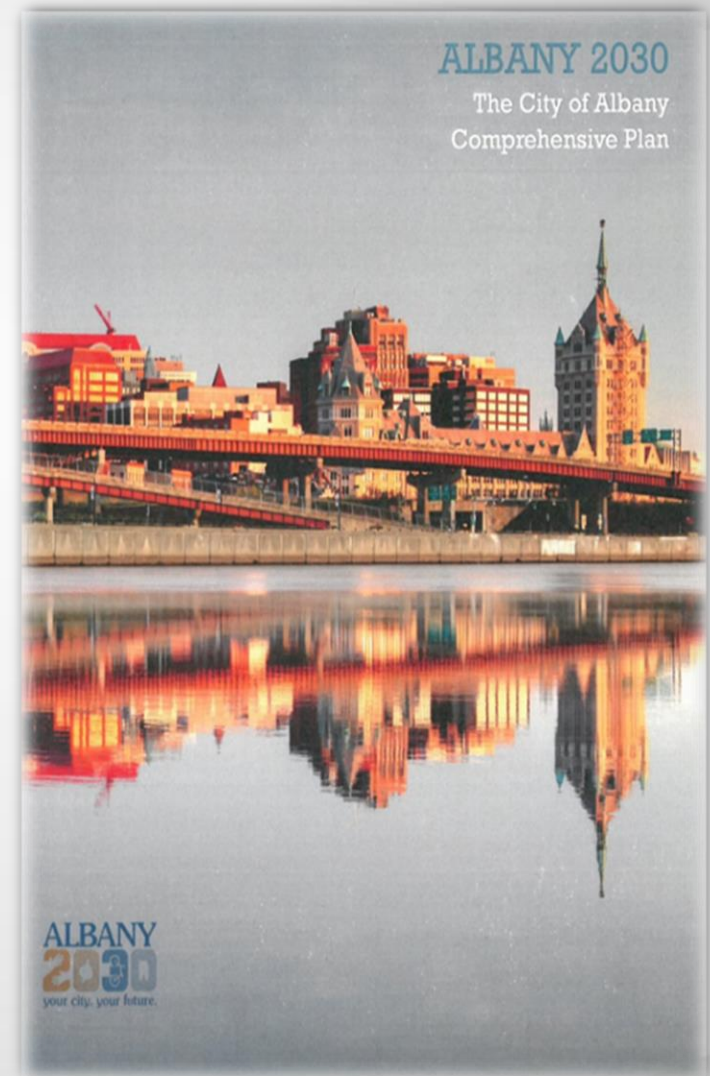


Welcome!

The Project

ReZone Albany

- **New Land Development Code for Albany**
 - Implementing Albany 2030
 - Promoting investment
 - Protecting established neighborhoods
 - Drafting form-based controls for key areas
 - Promoting sustainability & energy efficiency
 - Streamlining City review and approval



workshop events:

1

Hands-On Design Workshop

Monday, August 1
6:00 PM to 8:00 PM

2

Open Design Studio

Tuesday, August 2 – Wednesday, August 3
9:00 AM to 6:00 PM

3

Work-In-Progress Presentation

Thursday, August 4
6:00 to 8:00 PM

location of all workshop events:

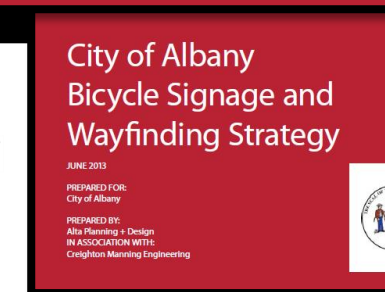
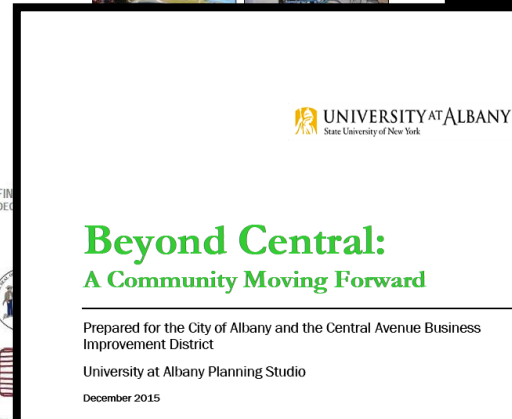
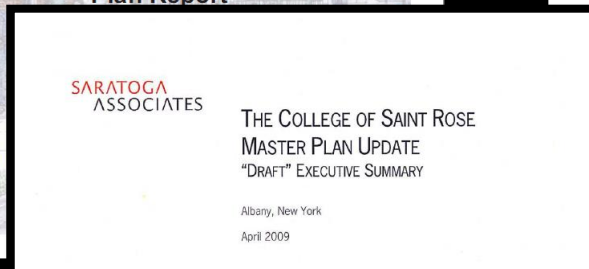
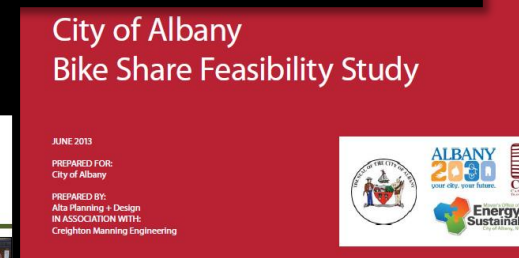
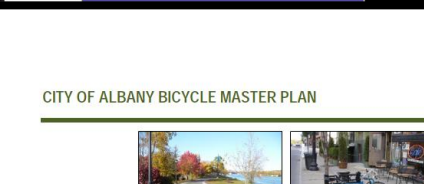
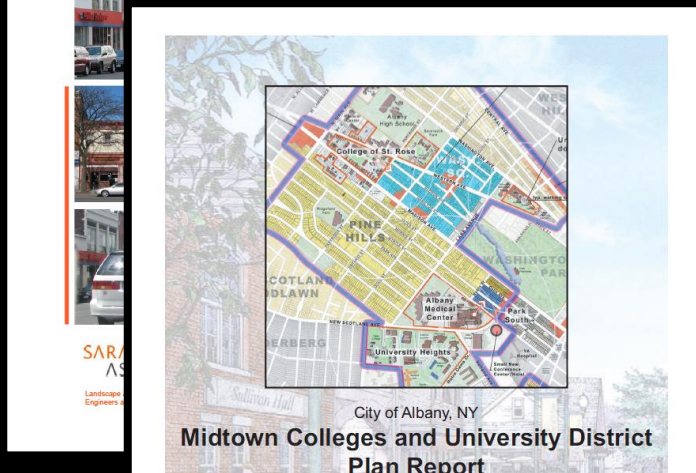
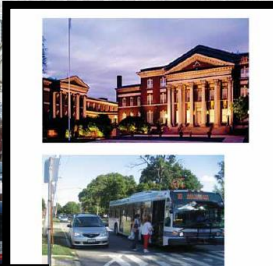
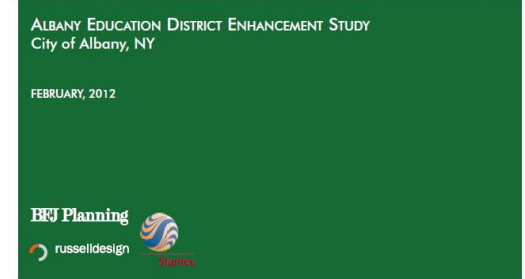
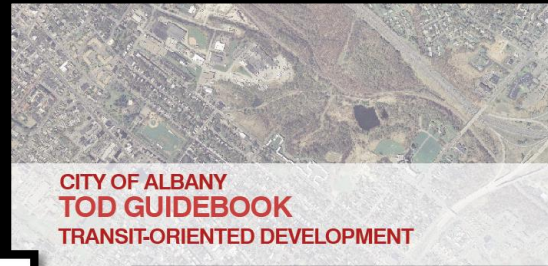
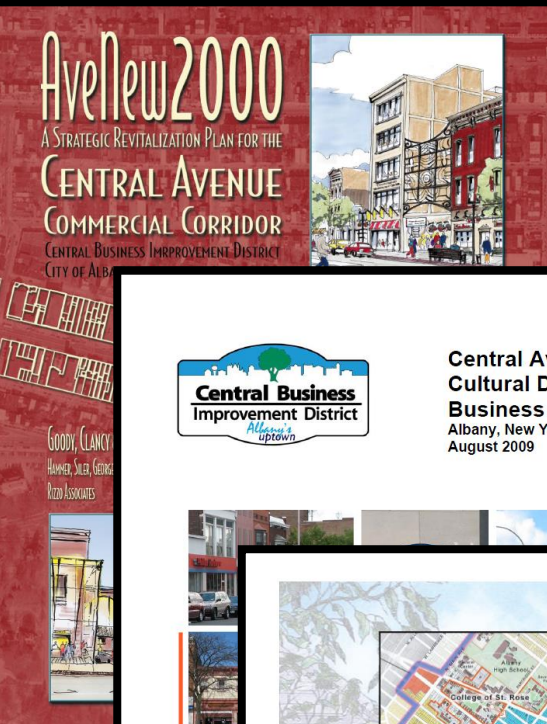
200 Milne Hall
(135 Western Avenue)

draft

This week's goal:

To improve the look, walkability,
parking & safety for
students, residents & businesses
and
help the Downtown Campus area
reach its full potential

building on previous plans



an engine for transformation



Top engineers and significant research in the world

1000 students, 200 faculty

changes underway



New Business Incubator on Central Avenue near North Lake Avenue

upgrades



Harvard Square, Cambridge



Downtown Campuses: Mix of people & uses

Thayer Street, Providence

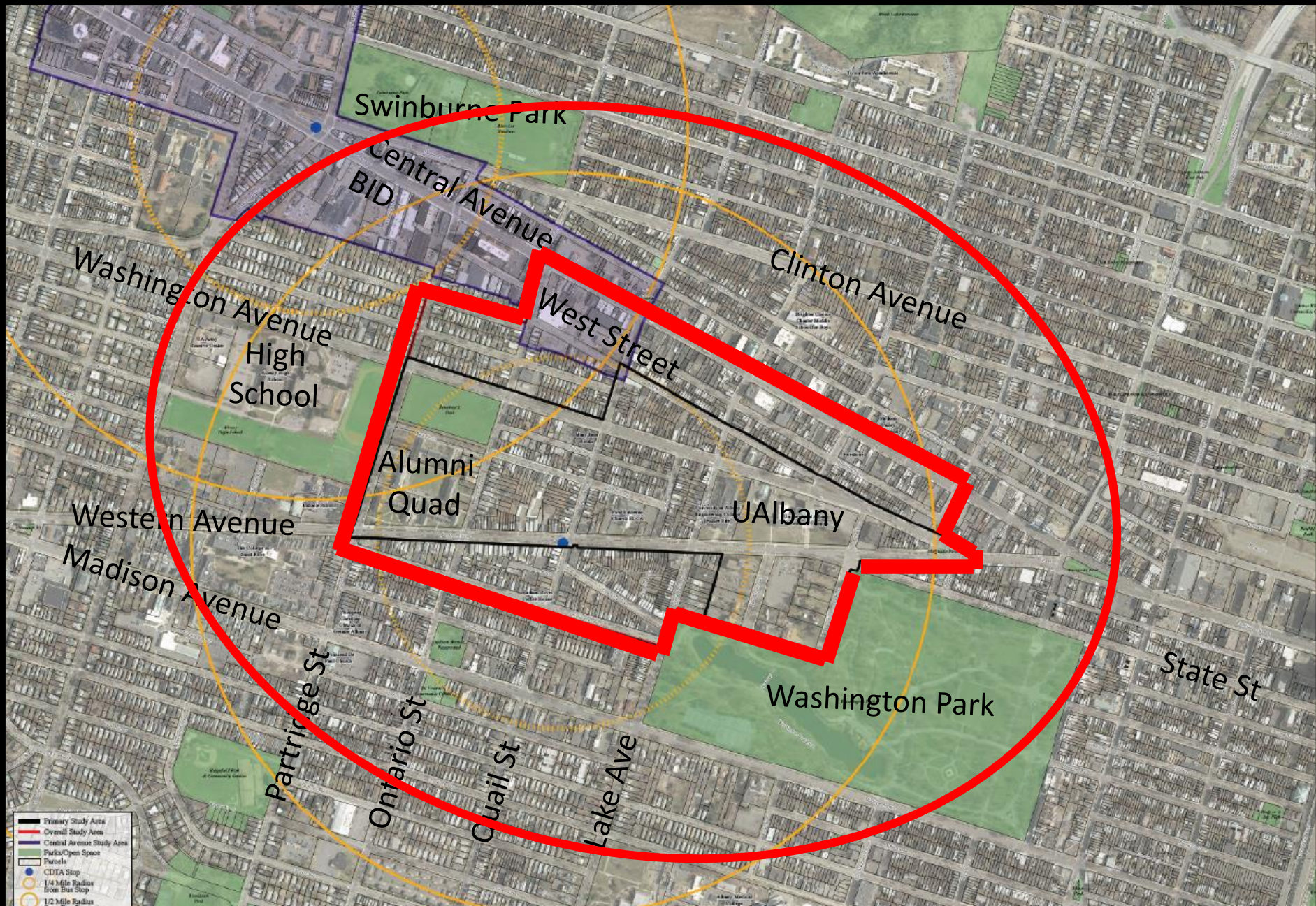


Edgy, youthful & diverse

Downtown Campus Area



Downtown Campus Area (also)



hands-on design session

30+ people



meetings



meetings

mayor & city staff

**public safety
departments**

**housing reps &
advocates**

**university reps
(faculty, auxiliary
services, campus
planners)**

UAlbany President

business owners

**neighborhood
association reps**

**residents (from every
part of the city)**

students

parking authority

Capitalize Albany

developers

in-person participation to-date

85+

**studio visitors,
meeting attendees,
hands-on participants**

media coverage

timesunion.com

Albany mayor: Citywide zoning will have many benefits

Effort meant to pave way for businesses, protect neighbors

By Jordan Carleo-Evangelist

Updated 12:33 pm, Thursday, October 30, 2014



All Over Albany

CDPHP® Customer Connect™

In your neighborhood, to serve you best.

Thinking about the future of the neighborhood around UAlbany's downtown campus

posted Aug 2, 2016



What should the future version of the neighborhood around UAlbany's downtown campus look like? What sorts of services, establishments, and amenities should it have? And what the heck do you call that area?

Those were some of the questions that came up Monday evening during the first **Rezone Albany** public event focused on imagining and shaping the future of the neighborhood at the heart of the city of Albany. It is, as Albany planning director Christopher Spencer explained to the crowd, an attempt to see how connections can be made among the university, the neighborhood, residents, and businesses.

timesunion.com

Sustainability in planning part of ReZone

Posted on March 19, 2015 | By Alexander Horton



News Programs Schedule About Events Underwriting Support Live Video

Albany Projects Move Ahead

By DAVE LUCAS • 20 HOURS AGO

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Director of Planning for the City of Albany, Christopher Spencer listens to the discussion from Monday night's table sessions.

DOVER, KOHL & PARTNERS

rezonealbany.com



Search

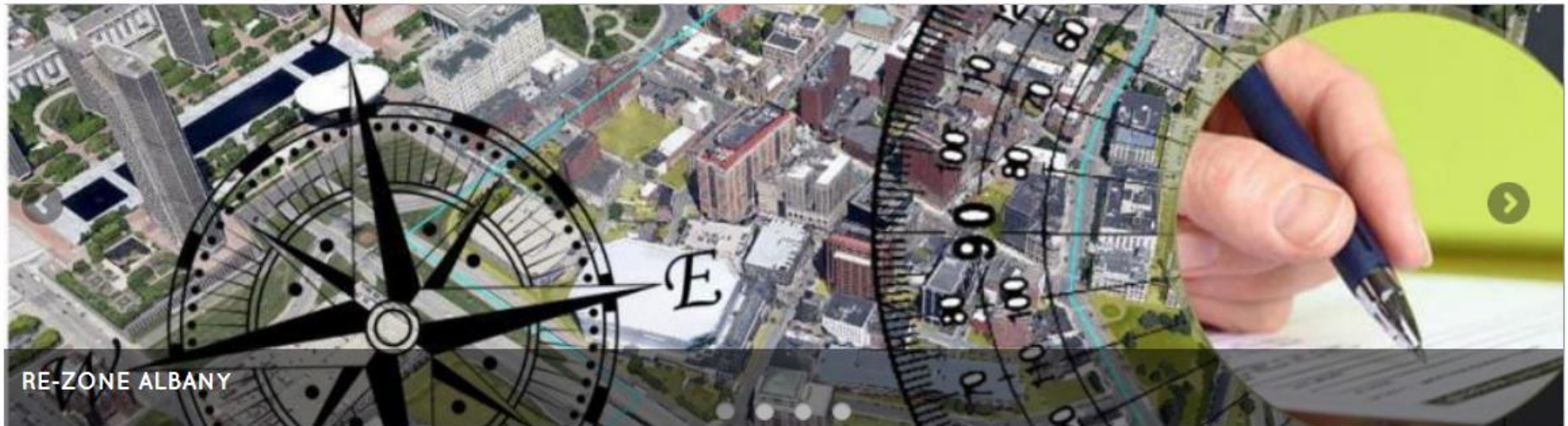
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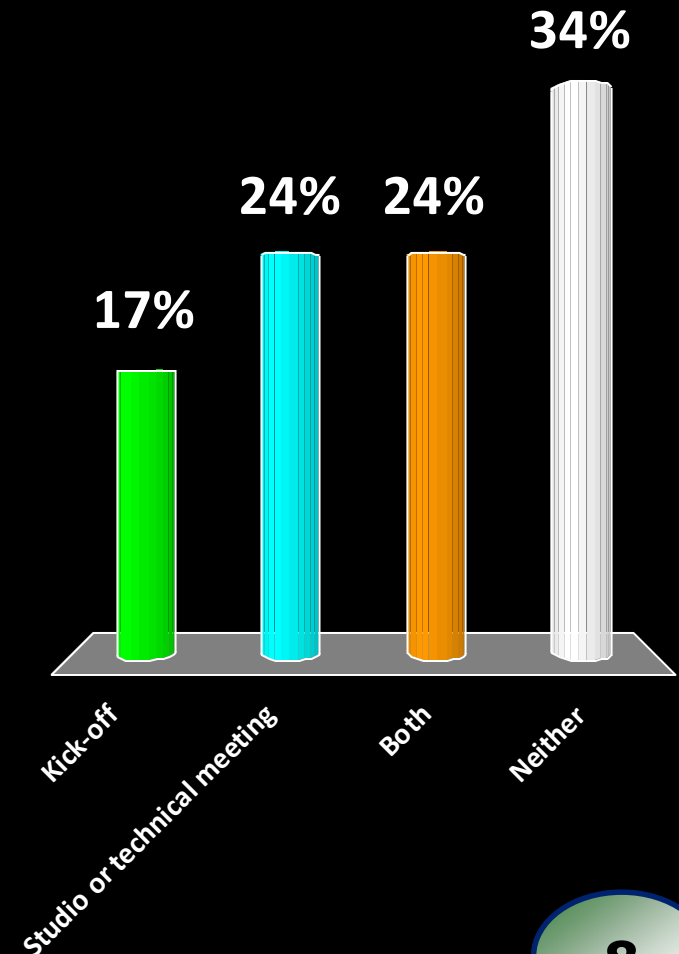
52,130+ visitors

Online participation

quick poll

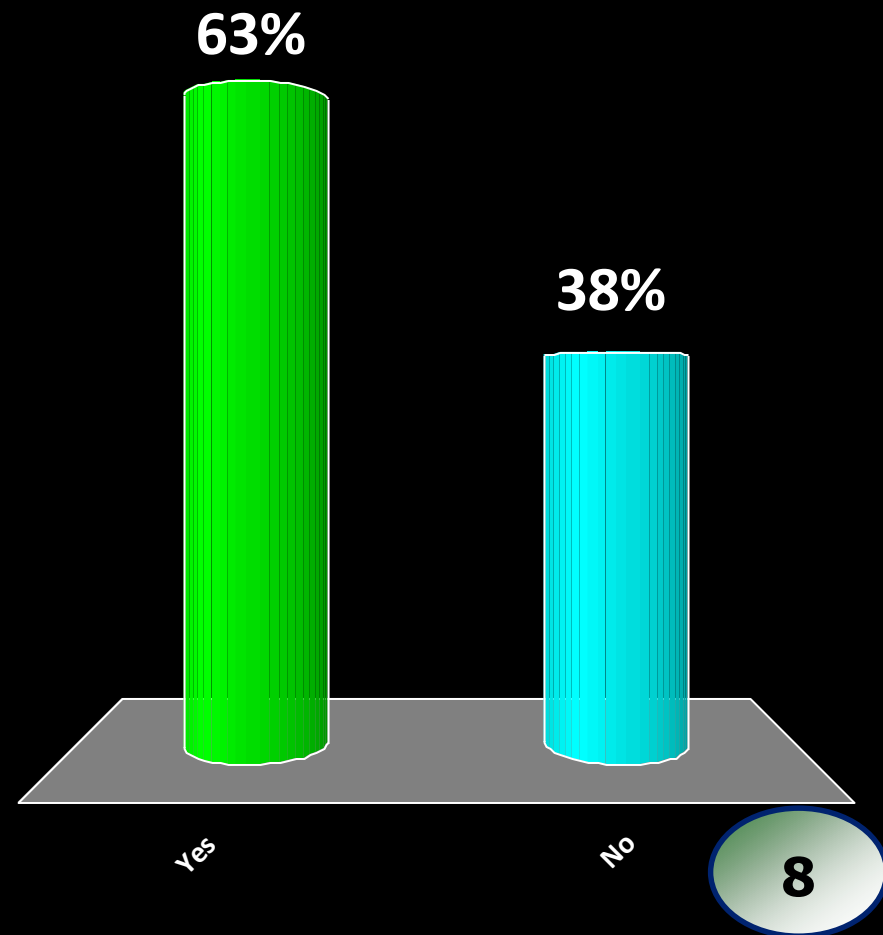
Did you attend the kick-off presentation or visit the studio?

1. Kick-off
2. Studio or technical meeting
3. Both
4. Neither



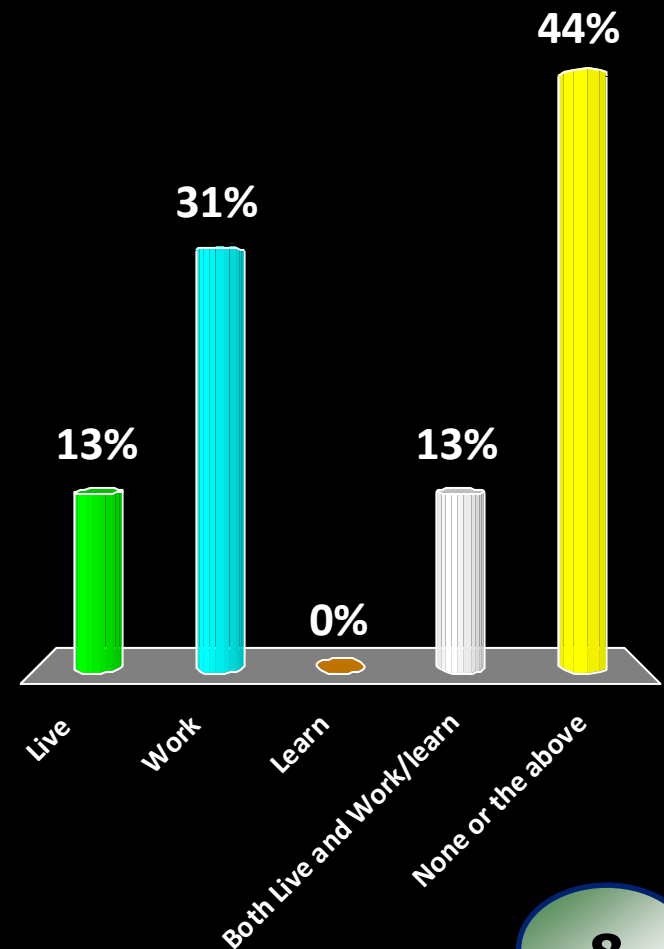
Were you ever a student at the University at Albany?

1. Yes
2. No



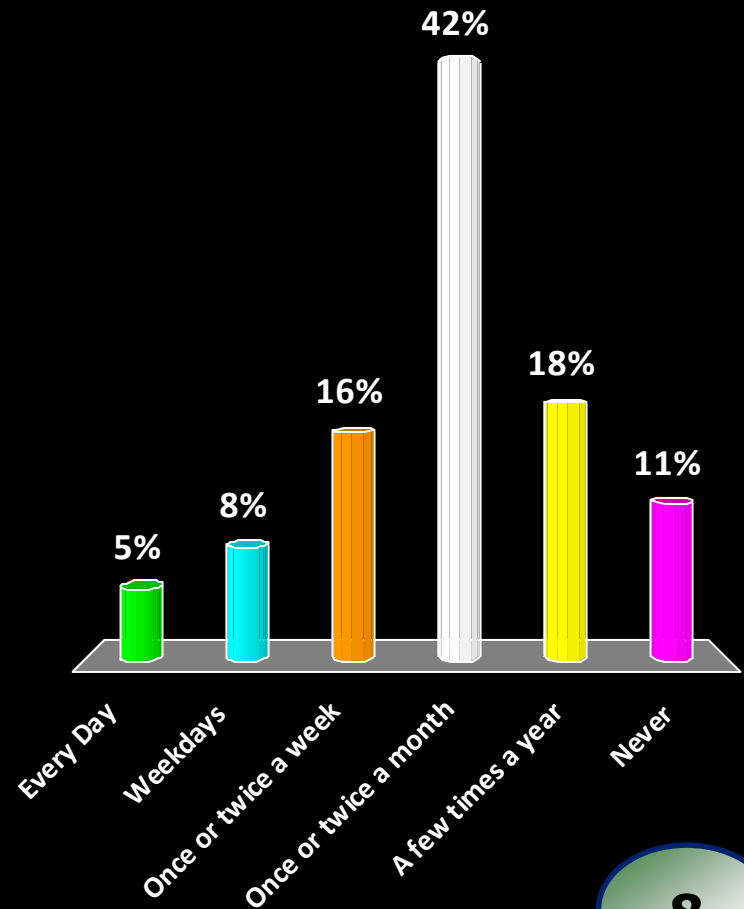
Do you live, work, or learn in either the Downtown Campus area or Pine Hills?

1. Live
2. Work
3. Learn
4. Both Live and Work/learn
5. None or the above



How often to you dine or shop in the Downtown Campus area?

1. Every Day
2. Weekdays
3. Once or twice a week
4. Once or twice a month
5. A few times a year
6. Never



what we heard



one word card

ONE WORD

that comes to mind about the

Downtown University Area:

NOW: _____

IN THE FUTURE:

(in my vision)

one word about the Downtown Campus Area

A word cloud on a black background featuring various adjectives. The words are arranged in a roughly circular shape. The largest words are 'ugly' and 'separated' in white. Other prominent words include 'neglected' in green, 'diverse' in white, 'disjointed' in white, 'downtrodden' in white, 'messy' in green, 'boring' in blue, 'gritty' in white, 'dilapidated' in white, 'shabby' in white, 'non-descript' in blue, 'dead-zone' in blue, 'smorgasbord' in blue, 'tired' in white, 'unconnected' in white, 'mixed-use' in green, 'unsafe' in green, 'lumpy' in blue, and 'potential' in white. The words 'dark', 'insular', 'disjointed', and 'downtrodden' are also visible in white.

disjointed
downtrodden
dark
insular
gritty
messy
boring
dilapidated
shabby
non-descript
tired
unconnected
dead-zone
smorgasbord
mixed-use
unsafe
diverse
neglected
lumpy
potential
ugly
separated

now

one word about the Downtown Campus Area

vibrant
bright
vital
lively diverse shops organized
connected rejuvenated
integrated
bustling
cohesive attractive

in the future

5 big ideas for the Downtown Campus Area

- **focus efforts, create a center & gateways**

Identify opportunities to leverage institutional investment into private investment in the surrounding areas. Attract businesses that meet day-to-day needs of students, visitors, employees & residents

- **restore “great streets”**

safe, comfortable & interesting, “road diet”, safe crossings, trees, protected bike lanes, street furniture (benches, trash), bulb-outs & planters

- **add destinations & connections**

upgrade appearance of buildings & streets and sidewalk cafés, brew pub, hardware shop, grocery stores, public art, community gathering places, & institutional expansion that supports surrounding areas. Quail as the “Commercial Heart”

- **prepare for more transit**

create a “complete place” that will compete better for BRT, streetcars, bus stations, shaded sidewalks, bike lanes, additional parking (as necessary)

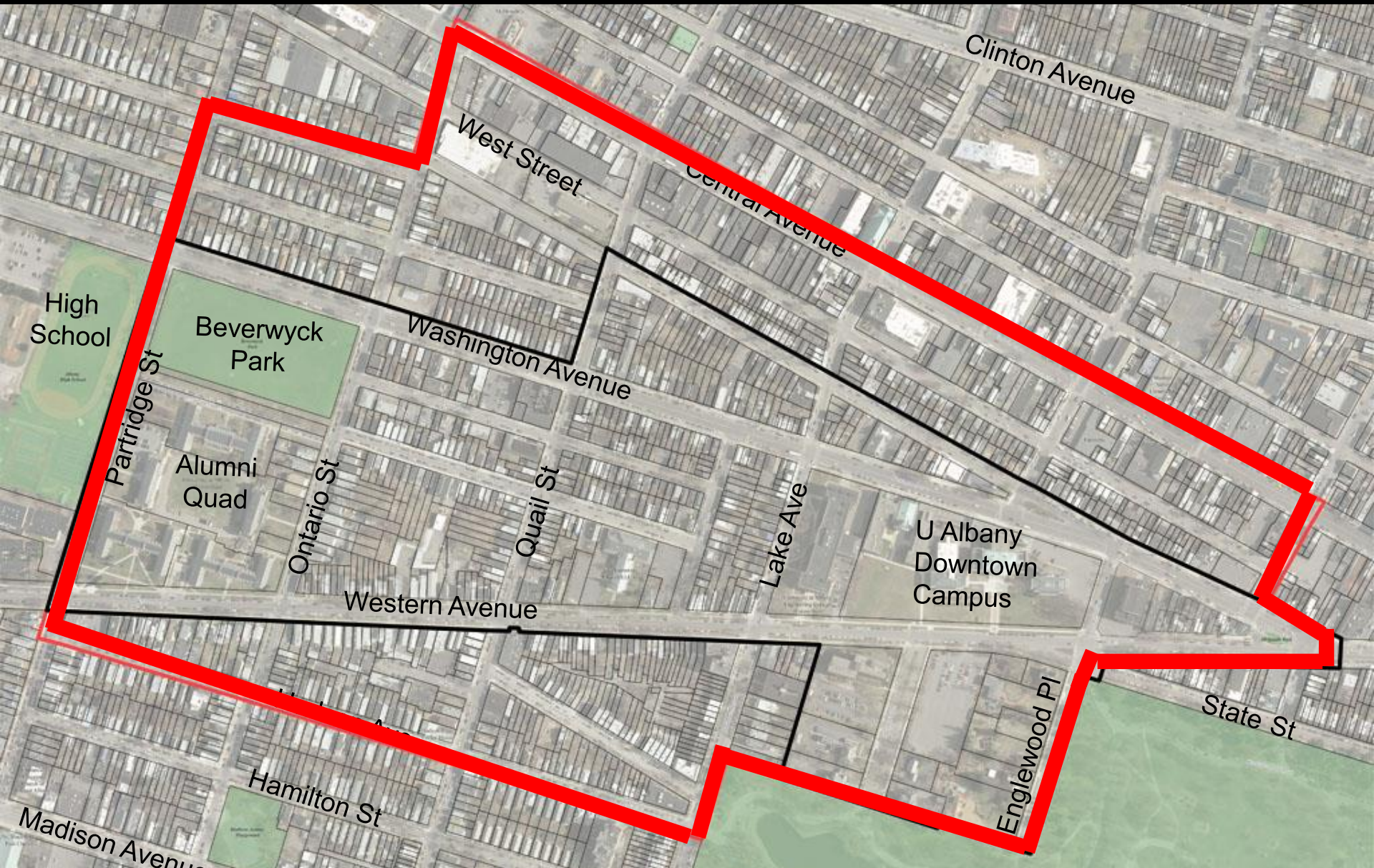
- **strengthen adjacent neighborhoods**

brand area, new light poles for banners & flower boxes, a management district, upgrade and rehab student housing & integrate within neighborhoods

focus efforts, create a center & gateways



illustrative plan



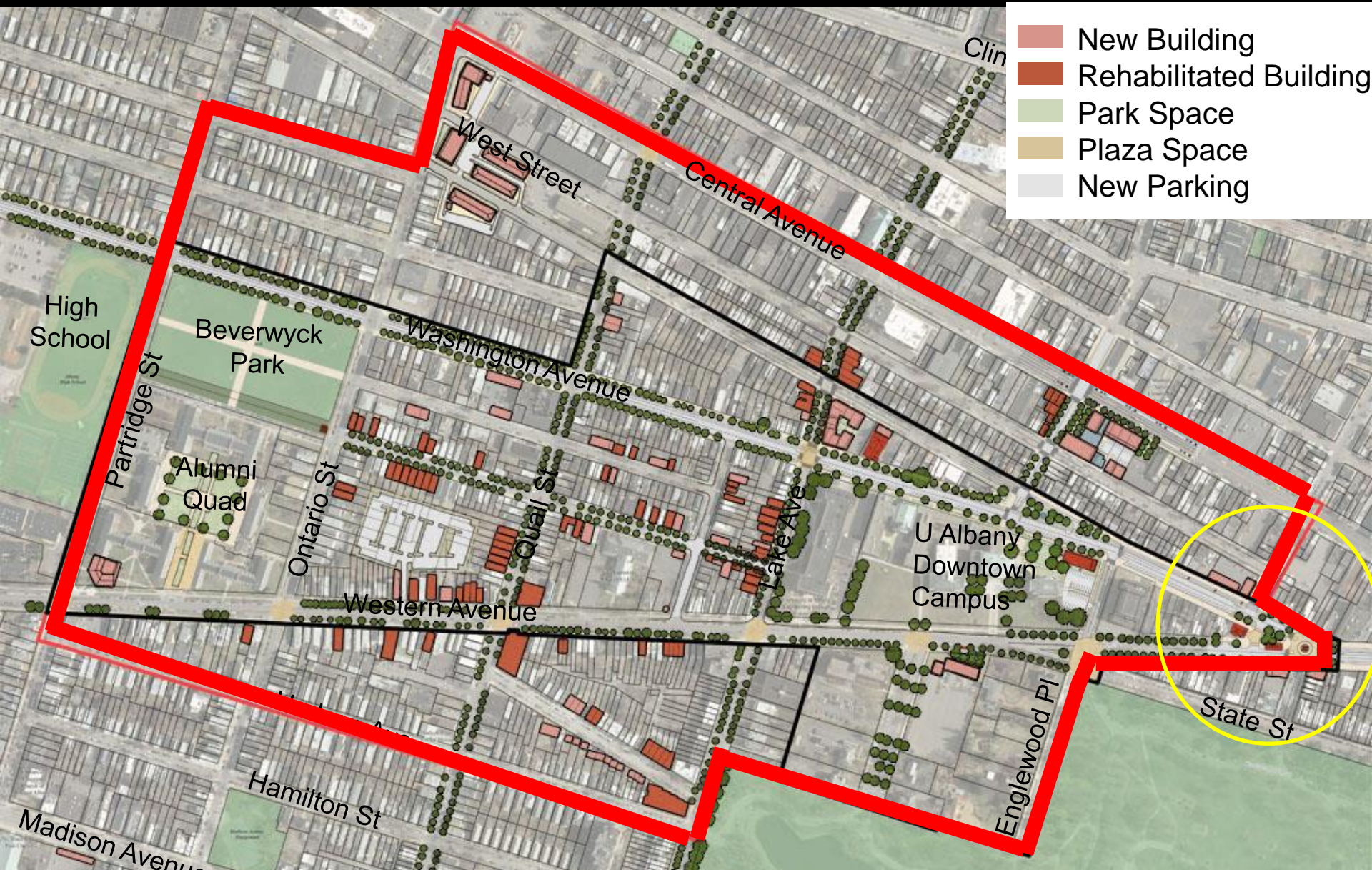
existing

illustrative plan



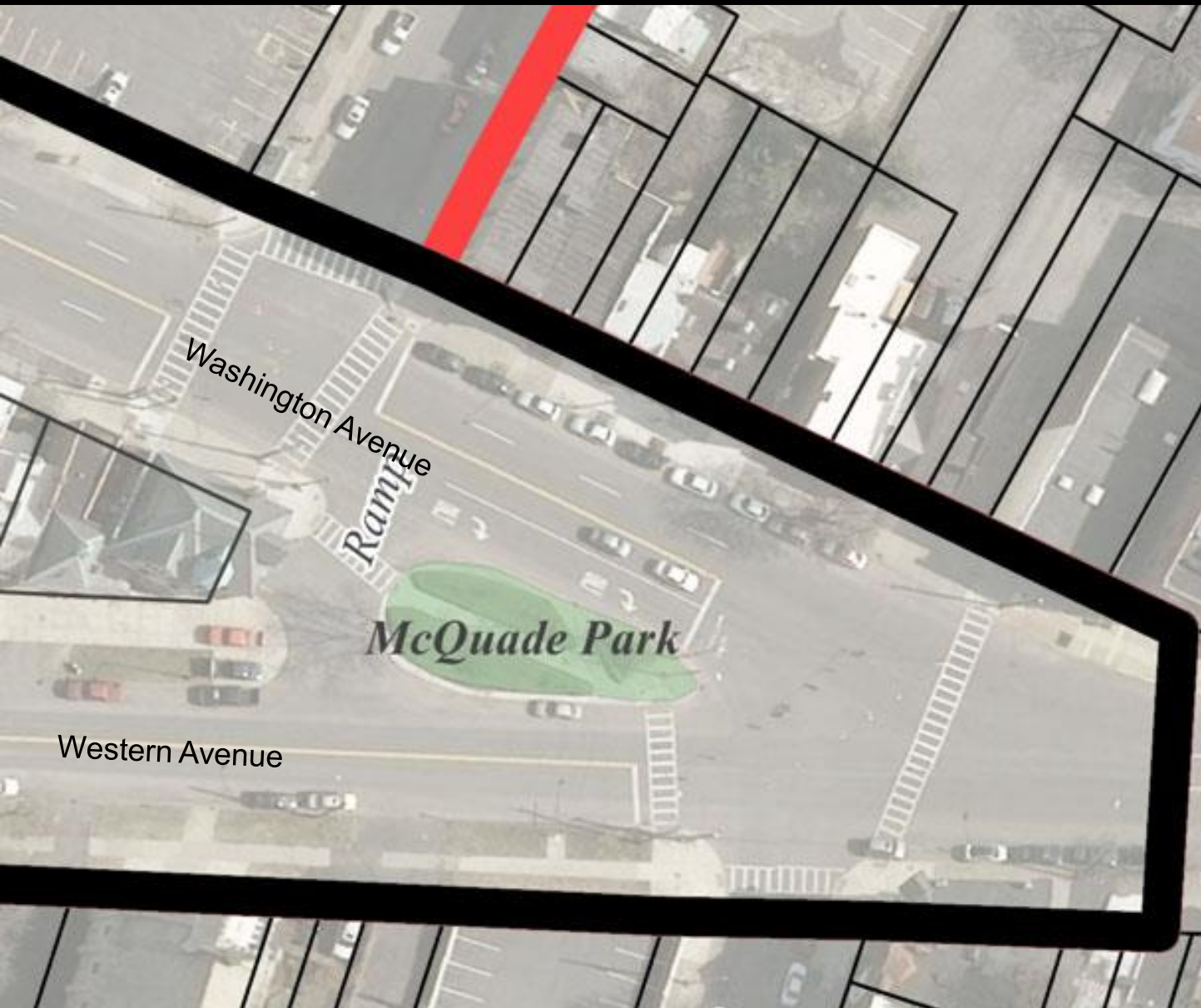
proposed

illustrative plan



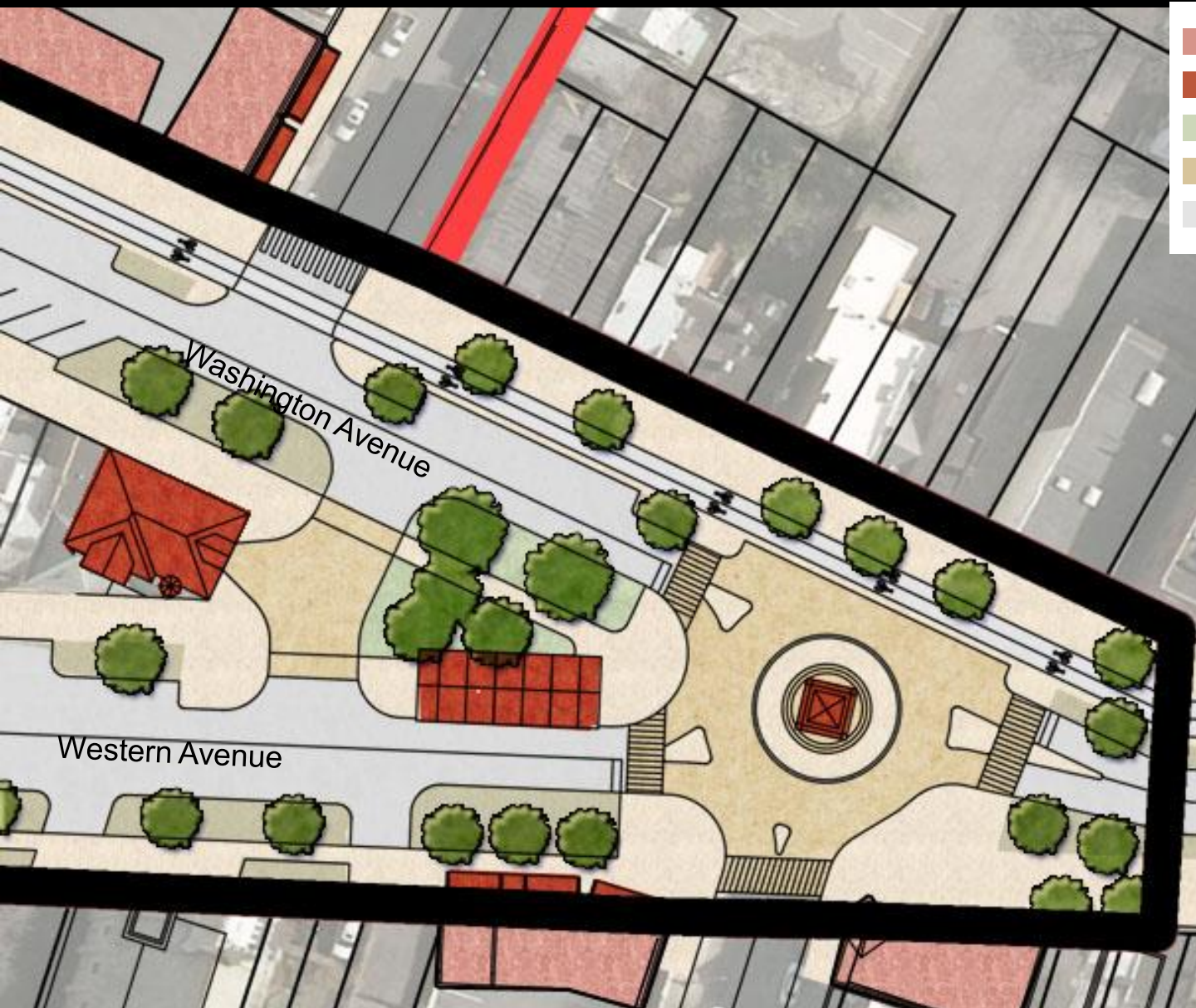
proposed

western & washington



existing

western & washington



- New Building
- Rehabilitated Building
- Park Space
- Plaza Space
- New Parking

proposed: streetscape improvement, infill buildings

Washington & Western



Washington & Western



Washington & Western



Washington & Western



Campus Minerva



Minerva in the abstract

Minerva = Education, but Educational District also includes St. Rose, La Salle & Albany High School



Court Square Plaza, Montgomery AL



A four-point intersection





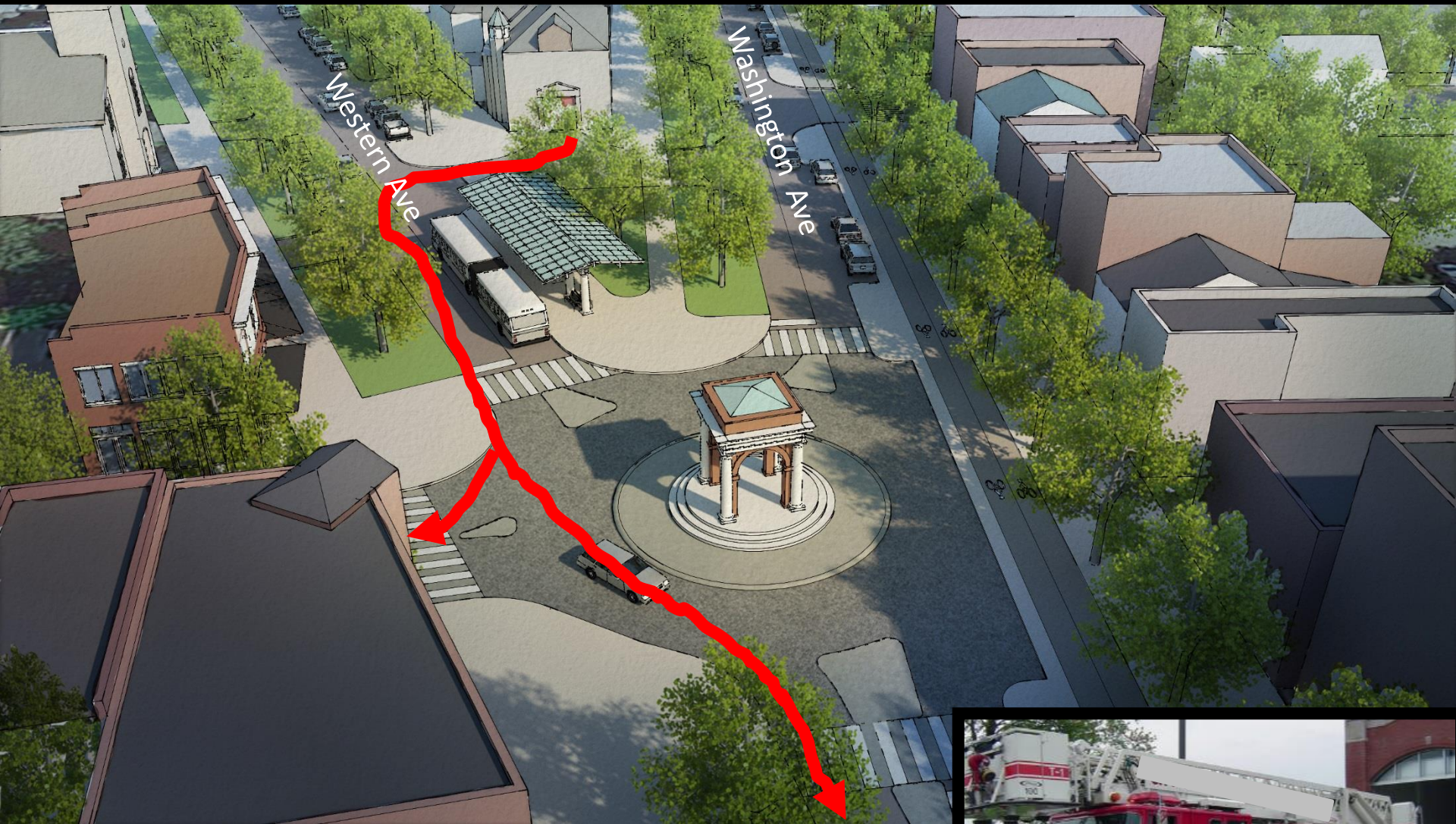
Washington & Western



Washington & Western

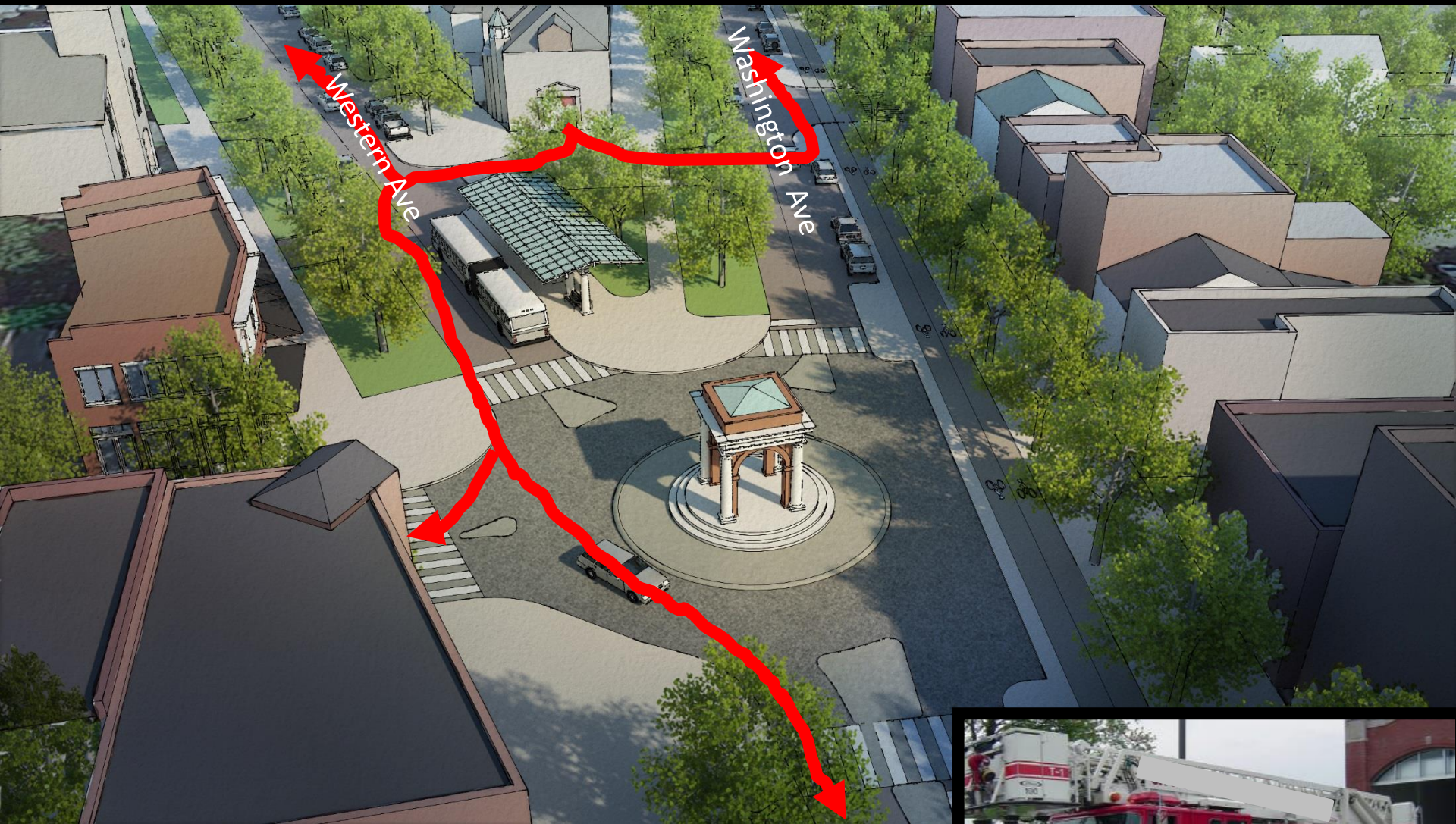


Washington & Western



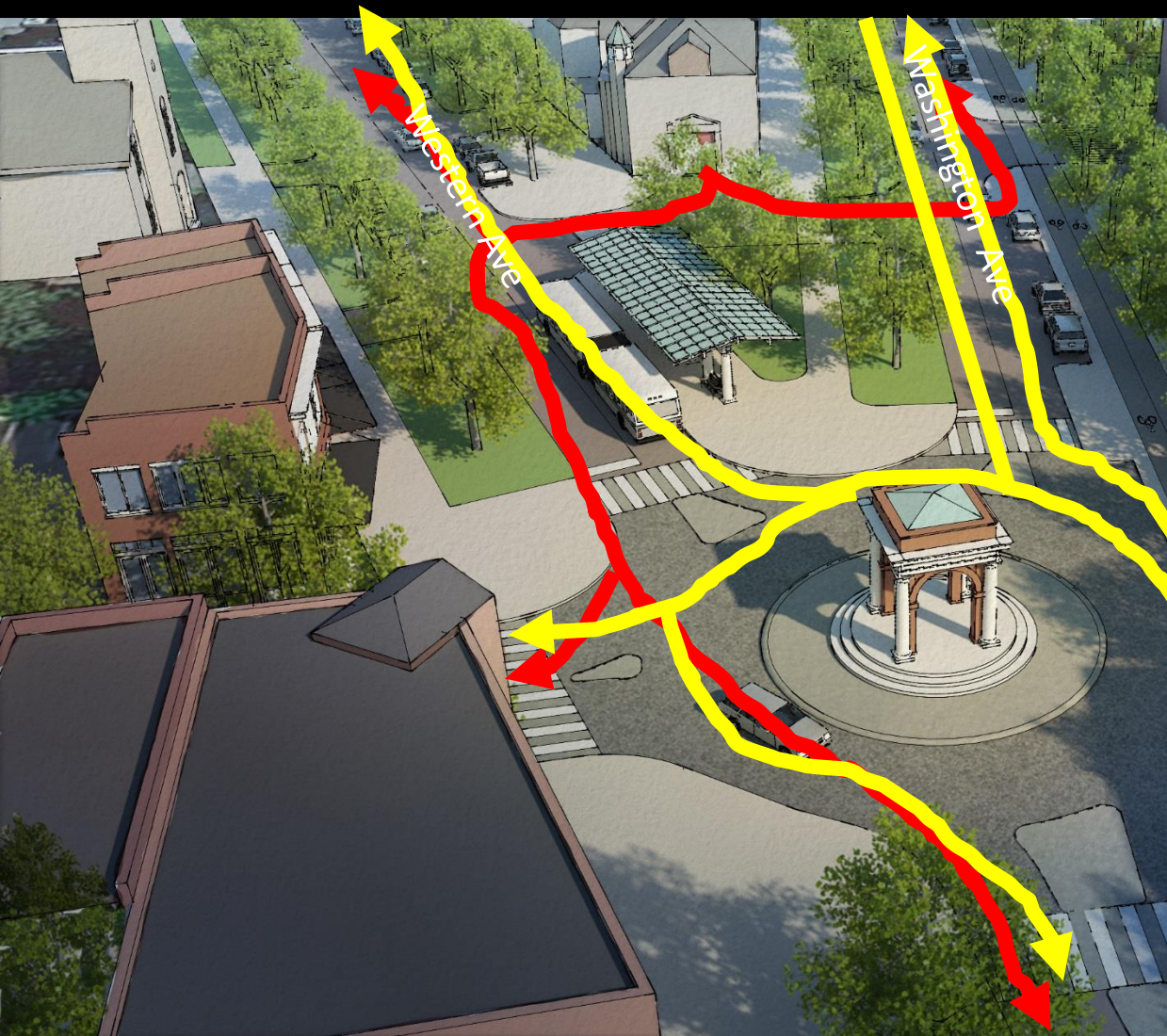
What about firetrucks?

Washington & Western



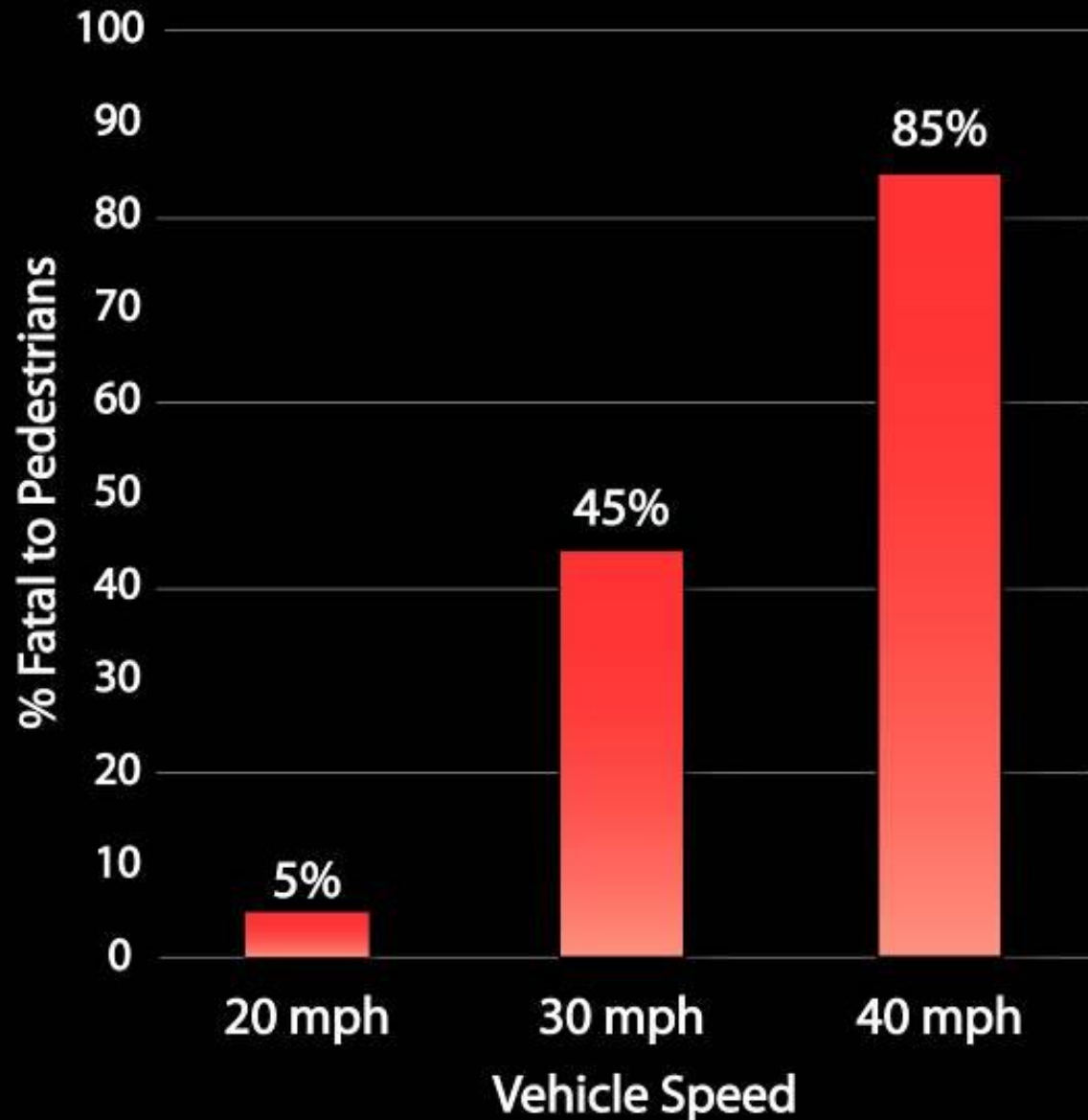
What about firetrucks?

Washington & Western



What about (double-articulated) busses?

pedestrian fatalities & speed



Washington & Western



Washington & Western



illustrative plan



proposed

Washington and West St



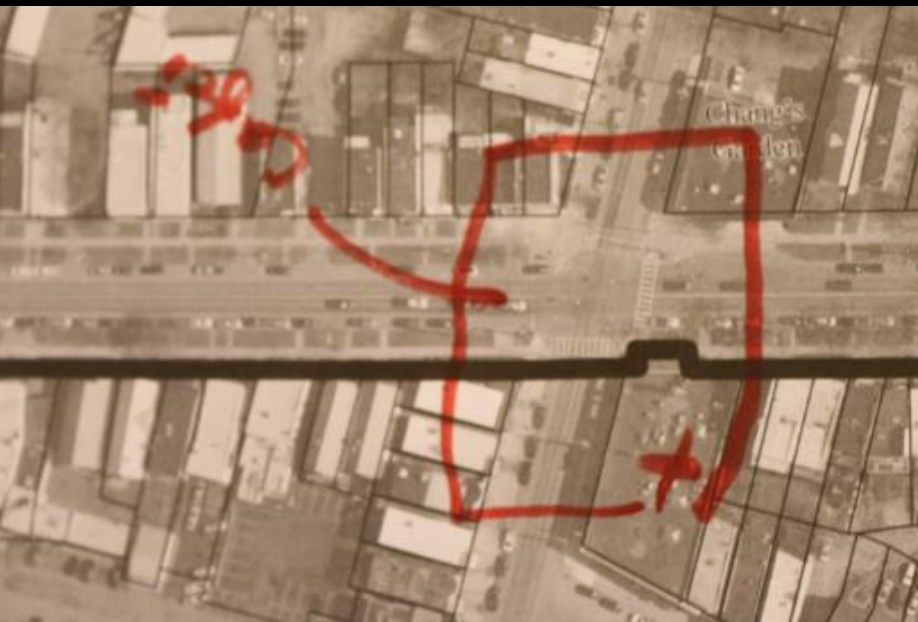
existing

Washington and West St



after

add destinations & connections



a short walk away



Crave



Sovrana



Café Dominicana

a short walk away



Robin Street and Central

illustrative plan



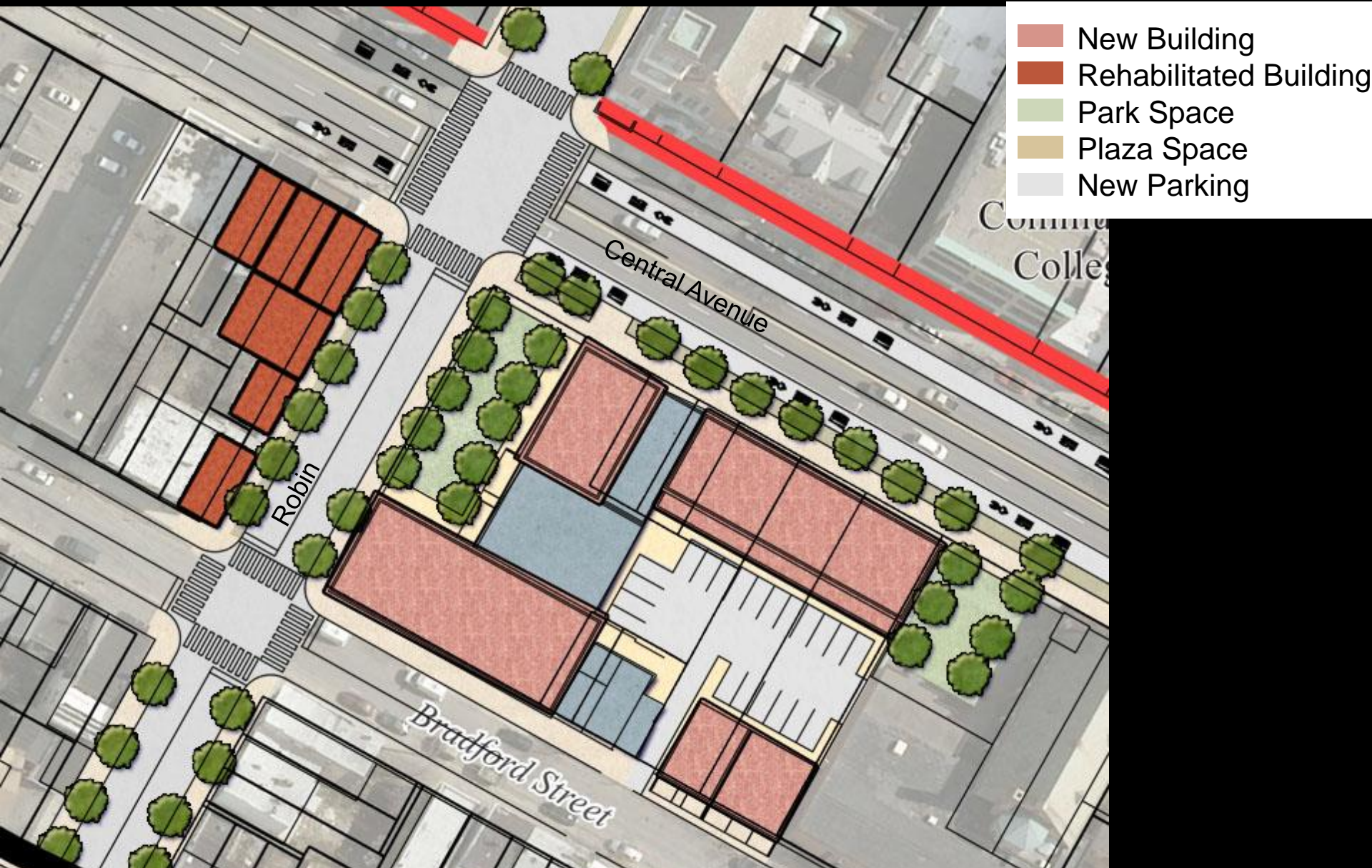
proposed

central & robin



existing

central & robin



Proposed: opportunity redevelopment site, new park & streets

Central and Robin



existing

Central and Robin

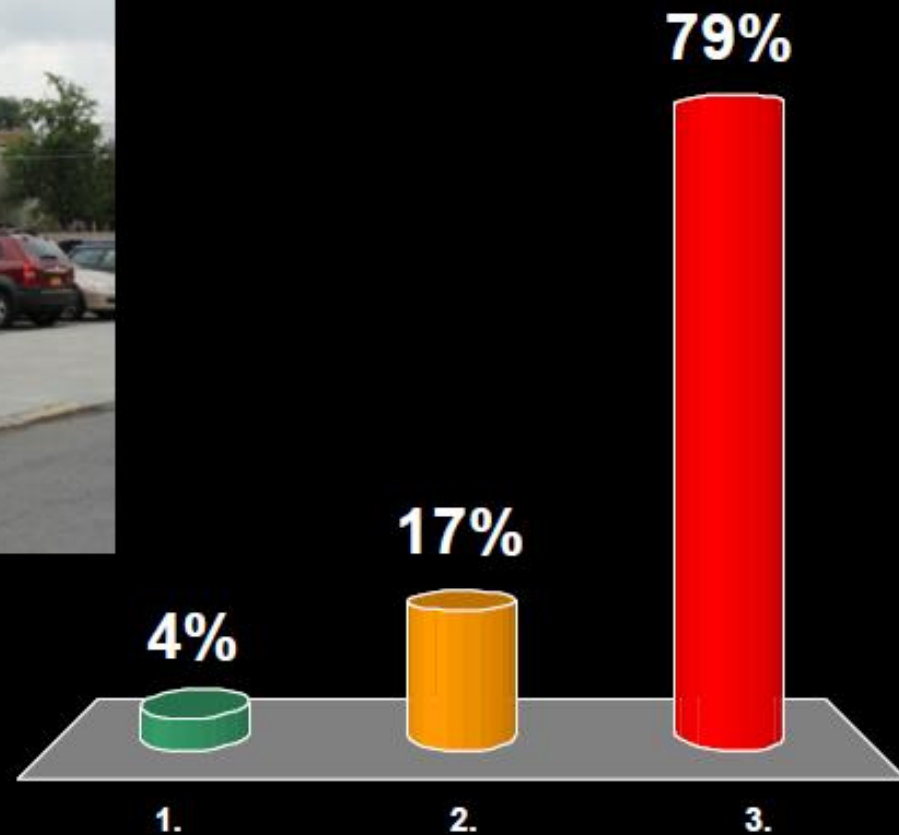


existing

Do you like this?



1. Love it!
2. No opinion
3. Hate it!



Central and Robin



existing

Central and Robin



After: tech office space, cafes, private housing

student housing in downtown



University of Richmond

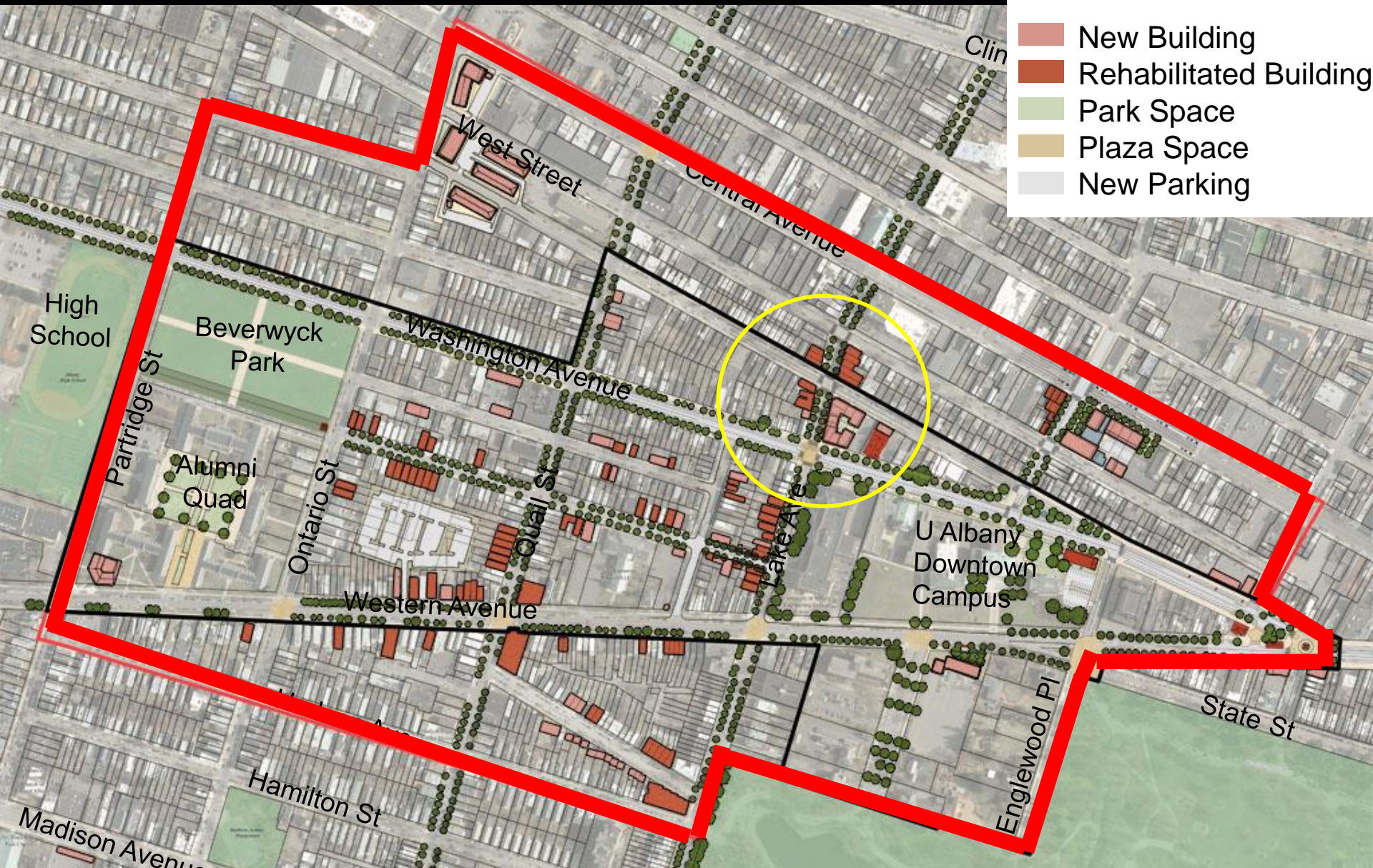


private dormitories



Richmond, VA

illustrative plan



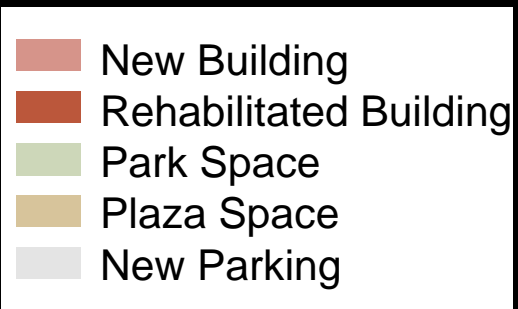
proposed

washington & lake



existing

washington & lake



Proposed: streetscape improvements, mixed-use opportunity site

the walk from campus to central ave



Toward North Lake Avenue

the walk from campus to central ave



Toward North Lake Avenue

the walk from campus to central ave



North Lake Avenue

the walk from campus to central ave



North Lake Avenue

Washington and N Lake



existing

Washington and N Lake

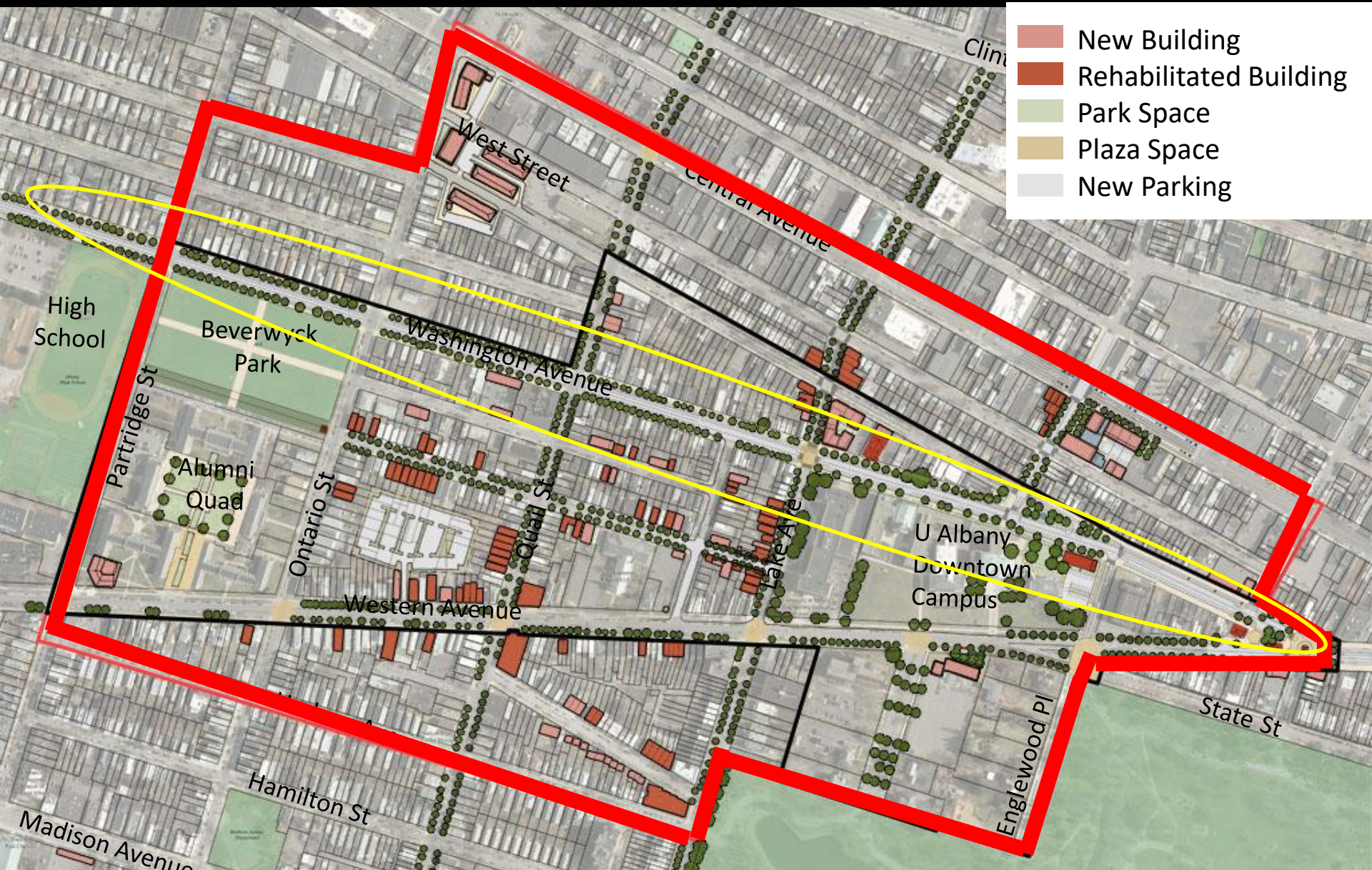


After: Tech office space, incubators, accelerators, cafes, commercial

restore "great streets"



illustrative plan



Washington Avenue

Washington Ave



- 4 travel lanes, parking both sides
- Transit corridor

Washington Ave



Existing – 4 lanes plus parking

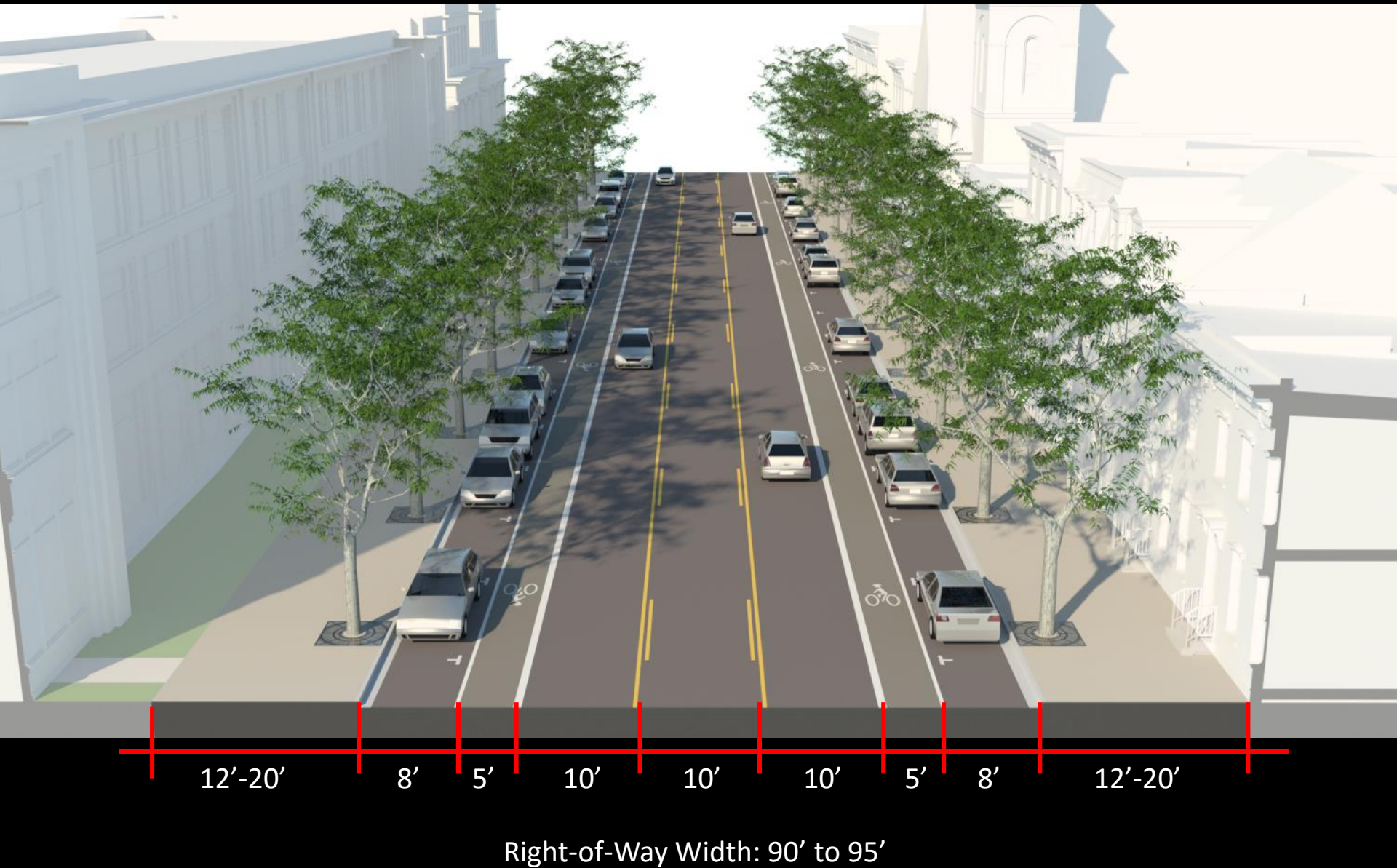
Washington Ave



Right-of-Way Width: 90' to 95'

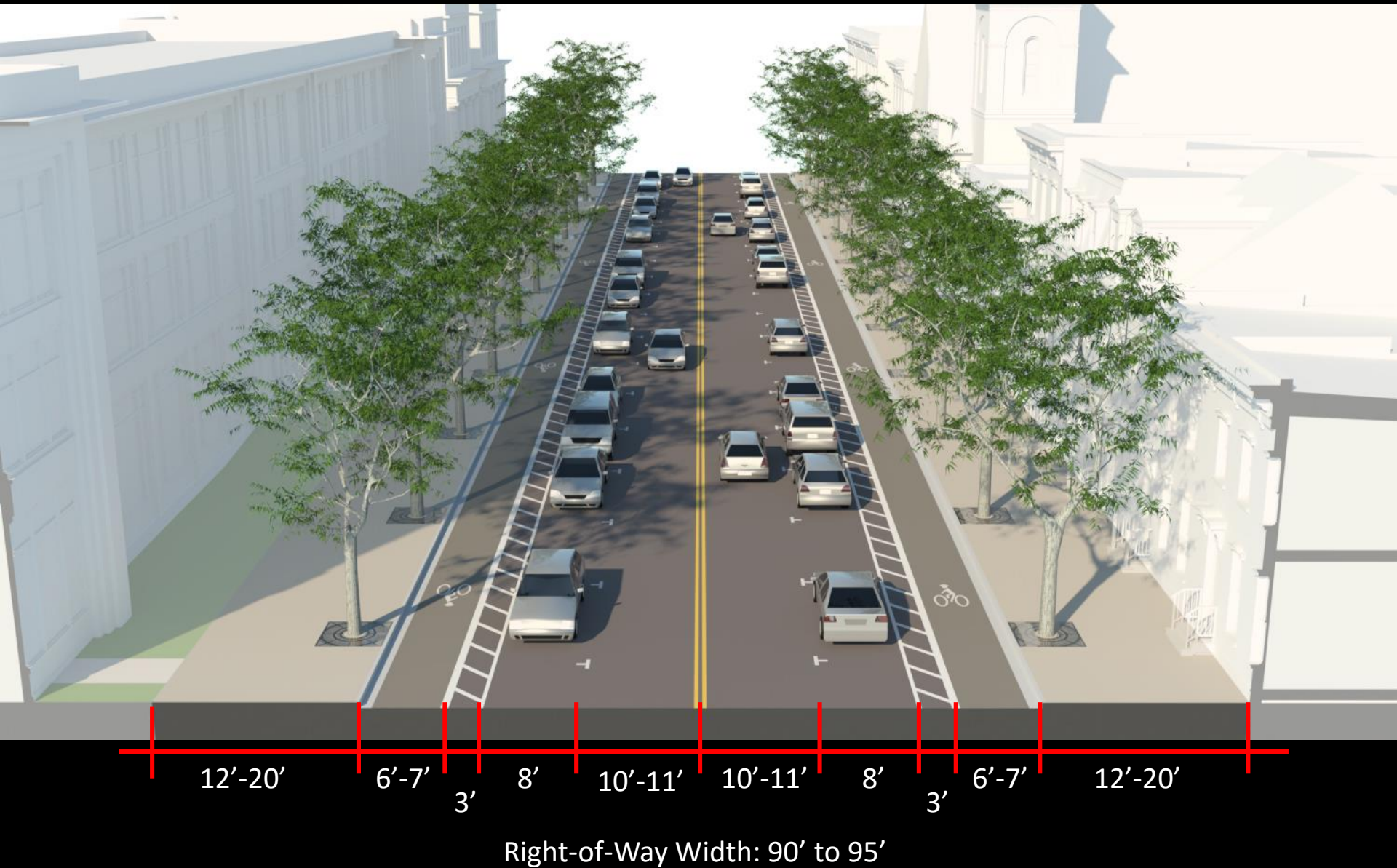
Existing – 4 lanes plus parking

Washington Ave



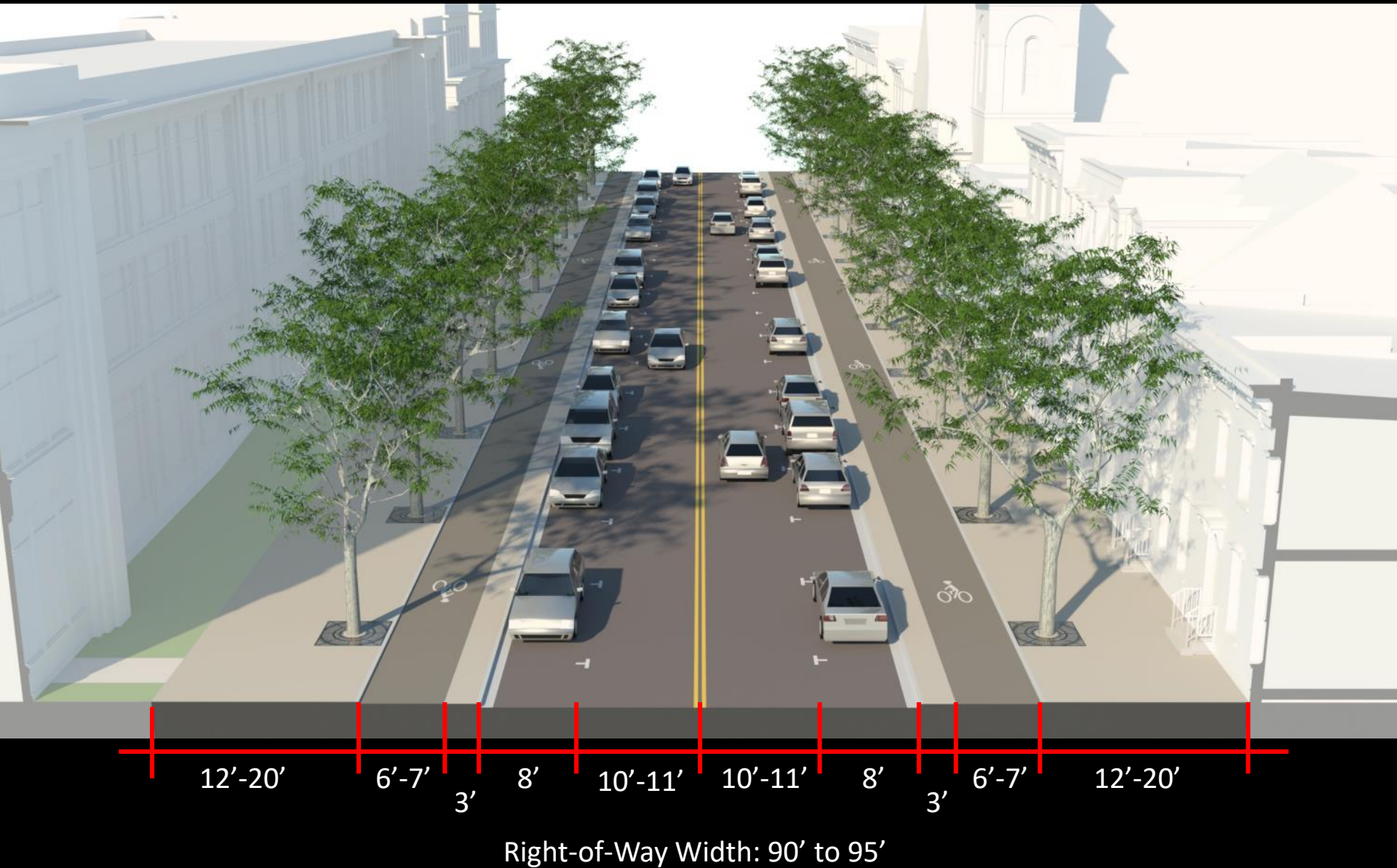
Option 1 – 3 lanes plus parking with on-street bike lanes

Washington Ave



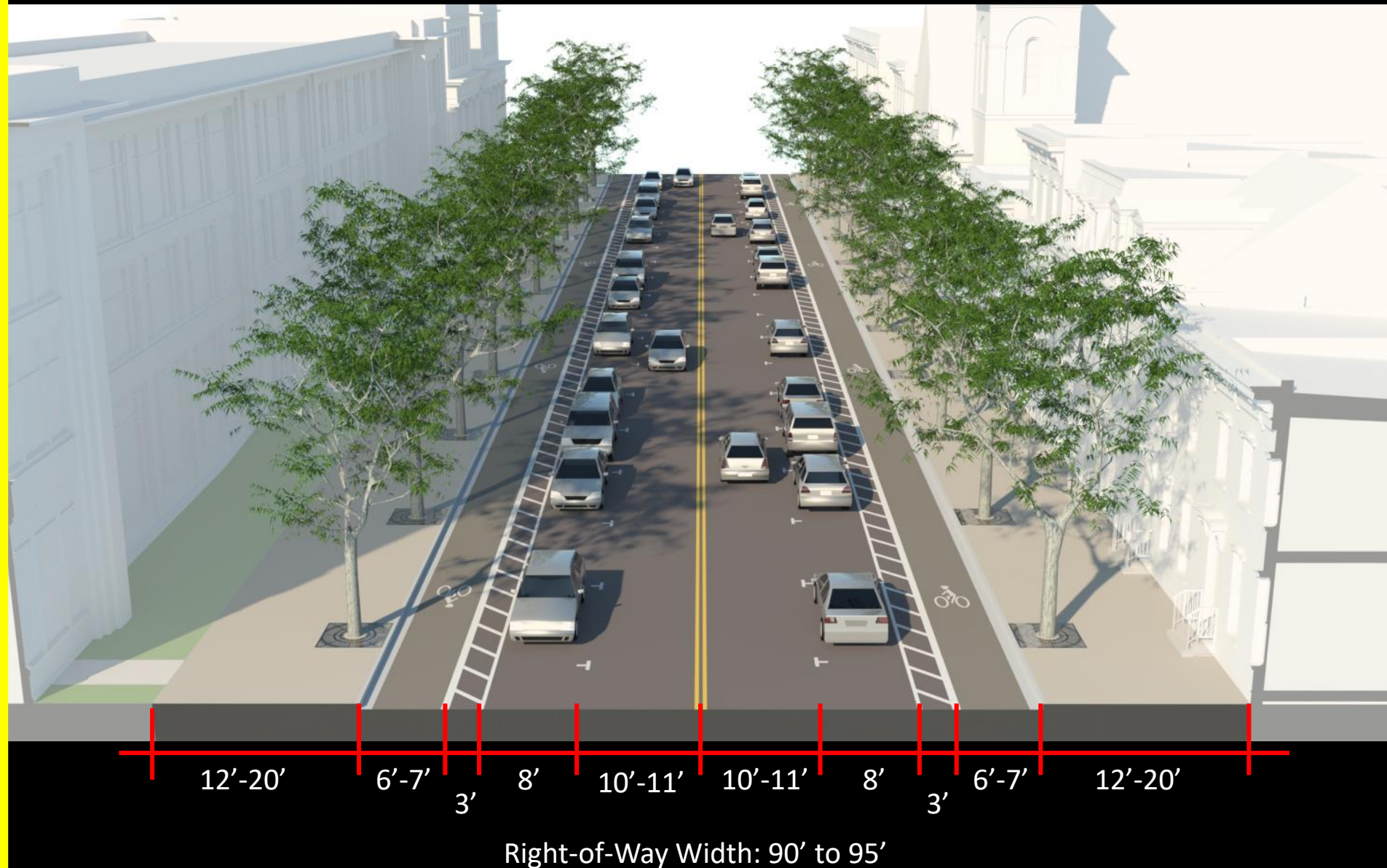
Option 3 – 2 lanes plus parking with parking-protected bike lanes

Washington Ave



Option 4 – 2 lanes plus parking with above-the-curb cycle tracks

Washington Ave

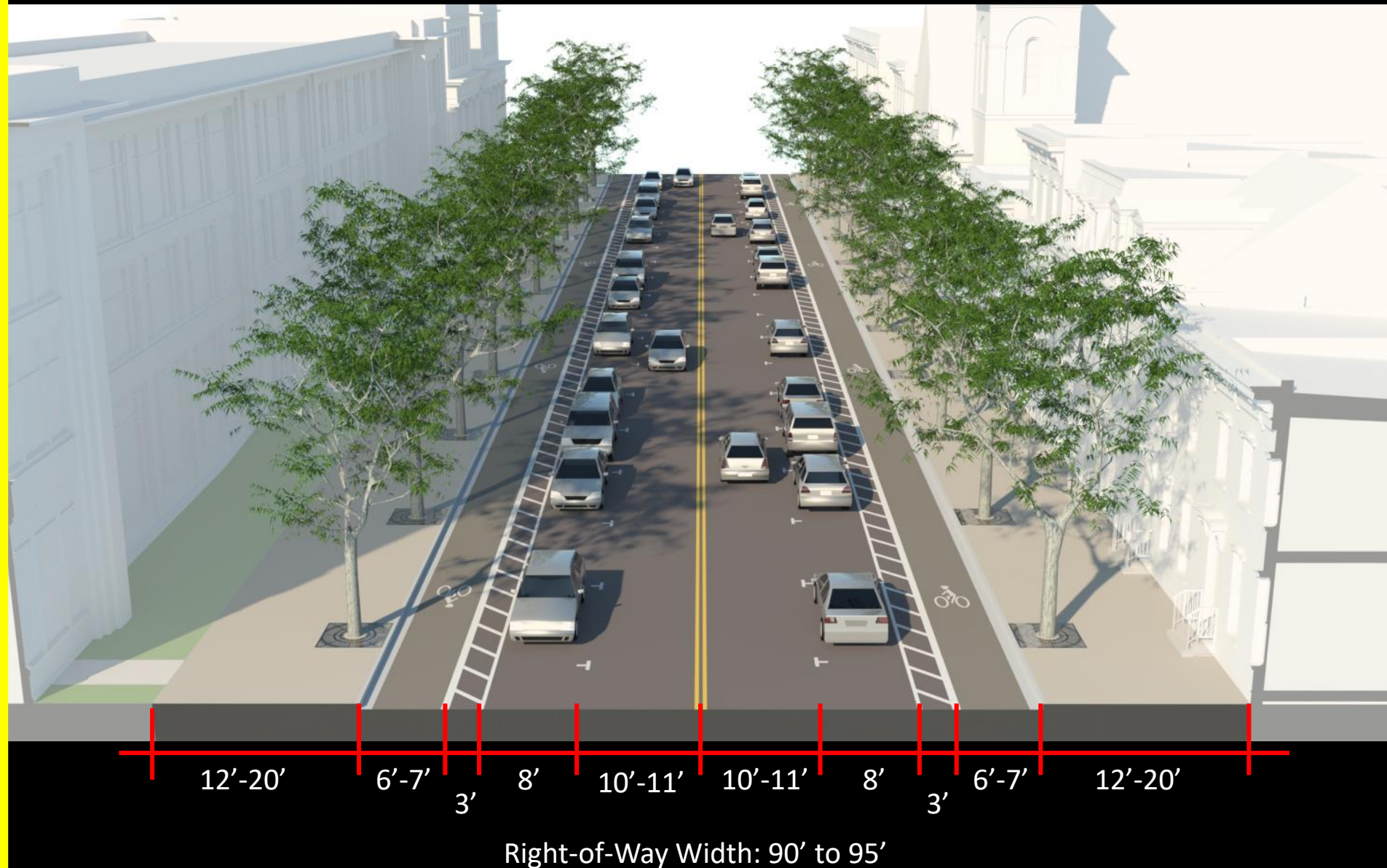


Option 3 – 2 lanes plus parking with parking-protected bike lanes

Washington Ave bike lane



Washington Ave



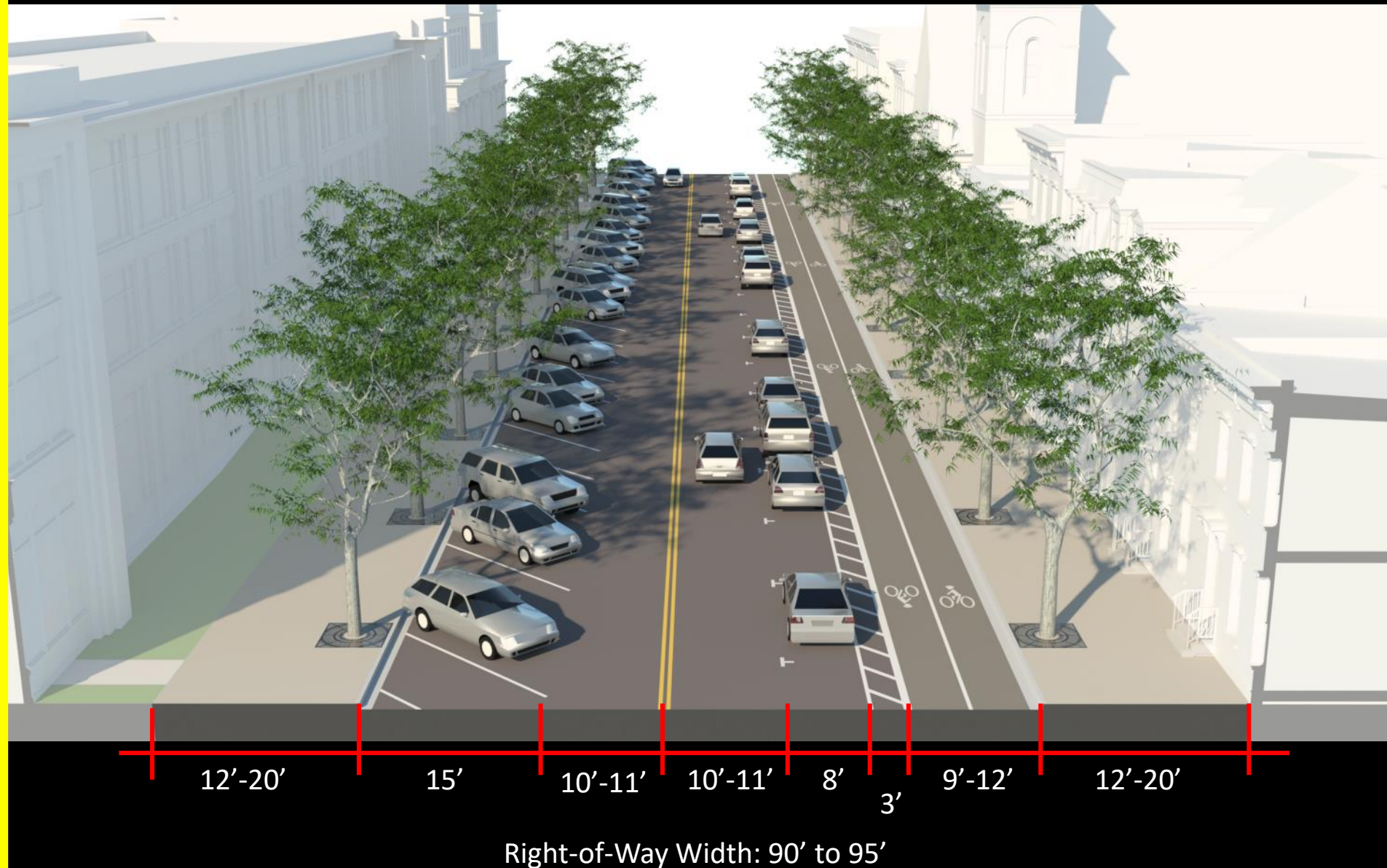
Option 3 – 2 lanes plus parking with parking-protected bike lanes

Washington Ave



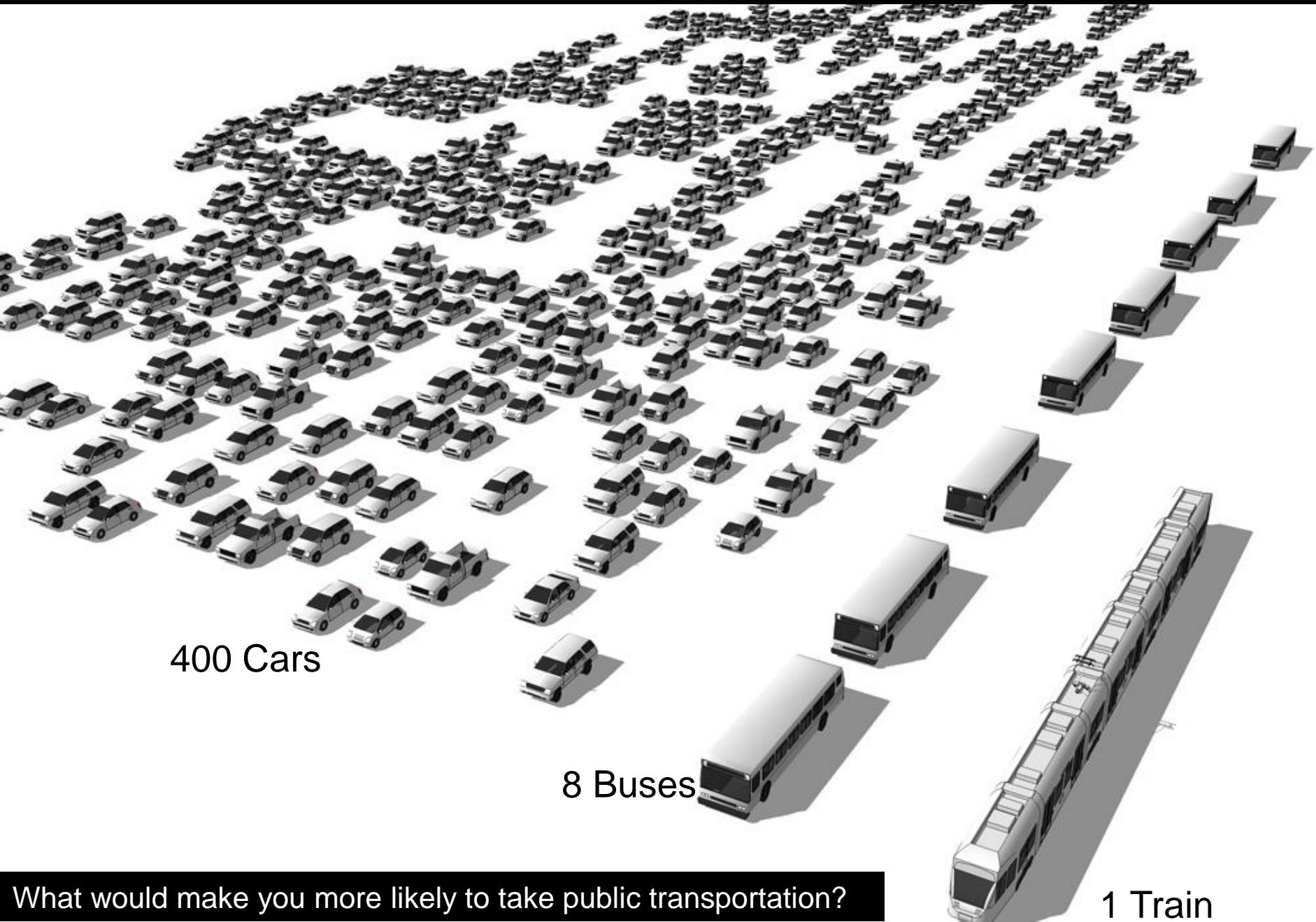
University Segments— 2 lanes plus parking with angled parking and two way cycle track

Washington Ave



University Segments— 2 lanes plus parking with reverse angled parking and two way cycle track

400 cars = 8 buses = 1 streetcar



400 Cars

8 Buses

1 Train

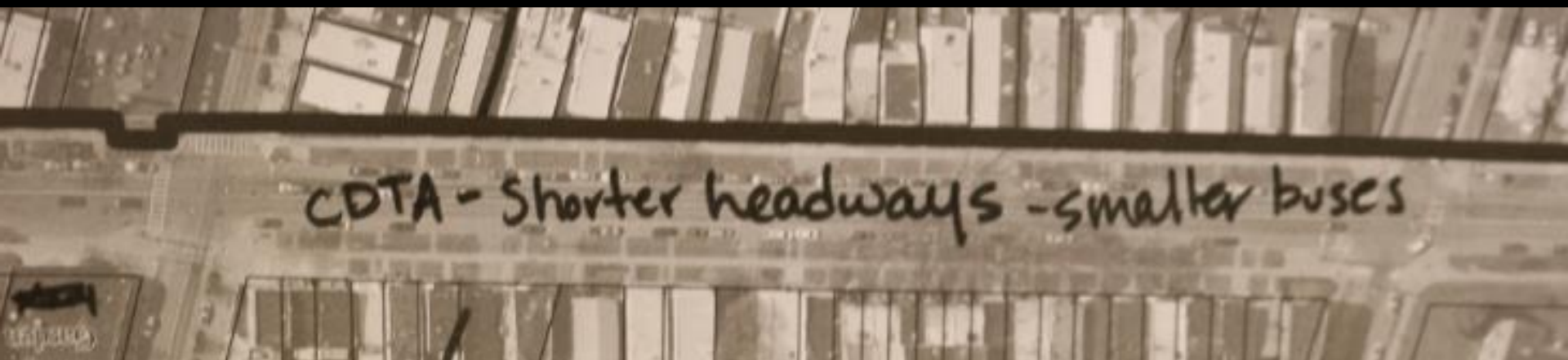
What would make you more likely to take public transportation?

quail street improvements



Quail Street Green Infrastructure Project

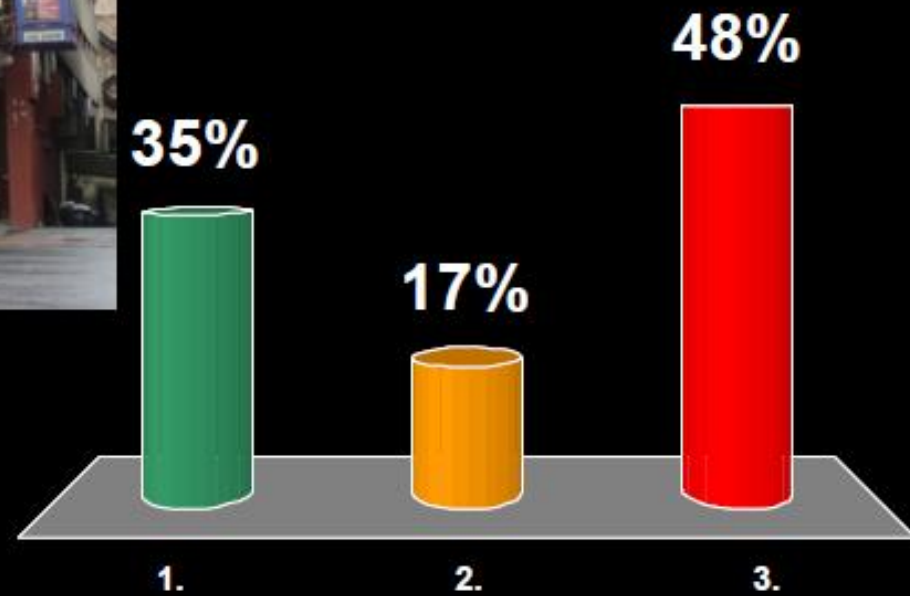
prepare for more transit



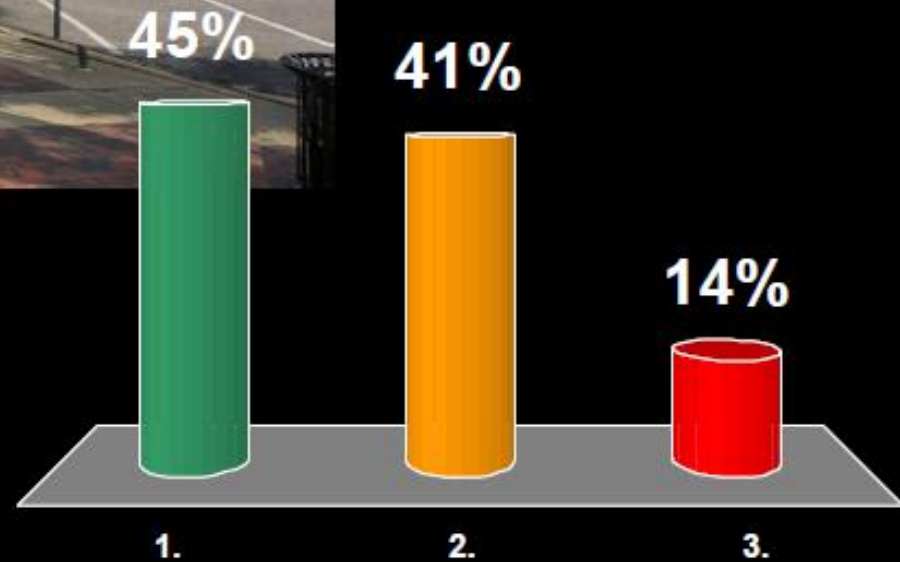
Do you like this?



1. Love it!
2. No opinion
3. Hate it!



Do you like this?



1. Love it!

2. No opinion

3. Hate it!

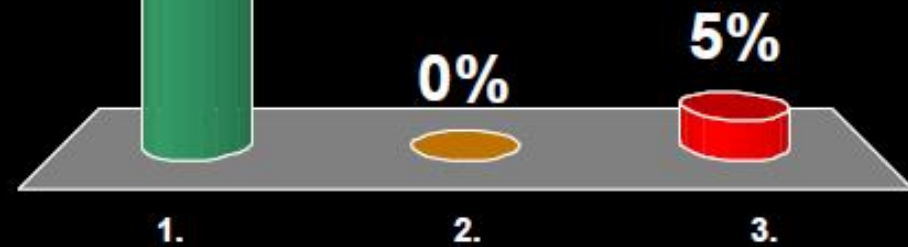
Do you like this?



1. Love it!

2. No opinion

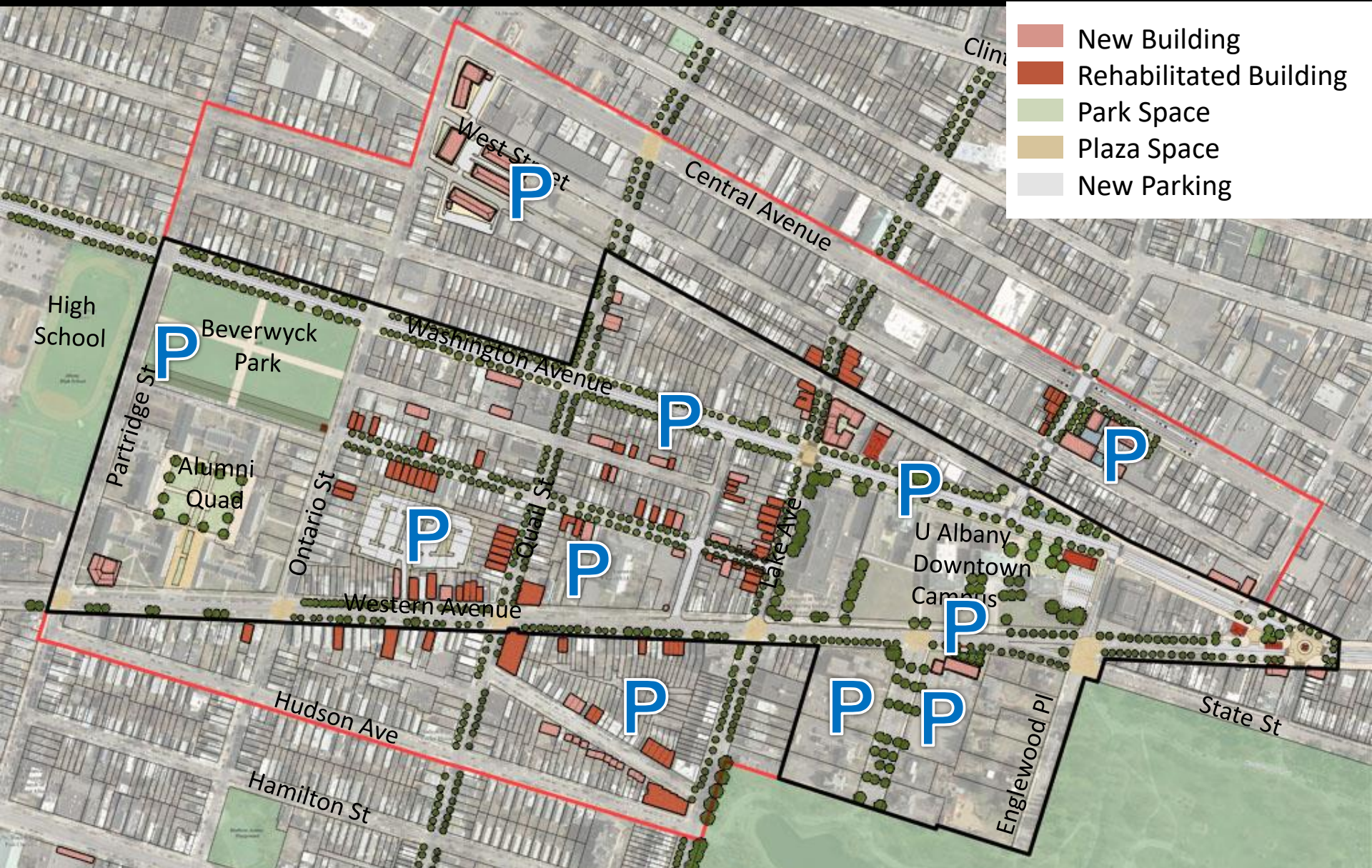
3. Hate it!



parking opportunities

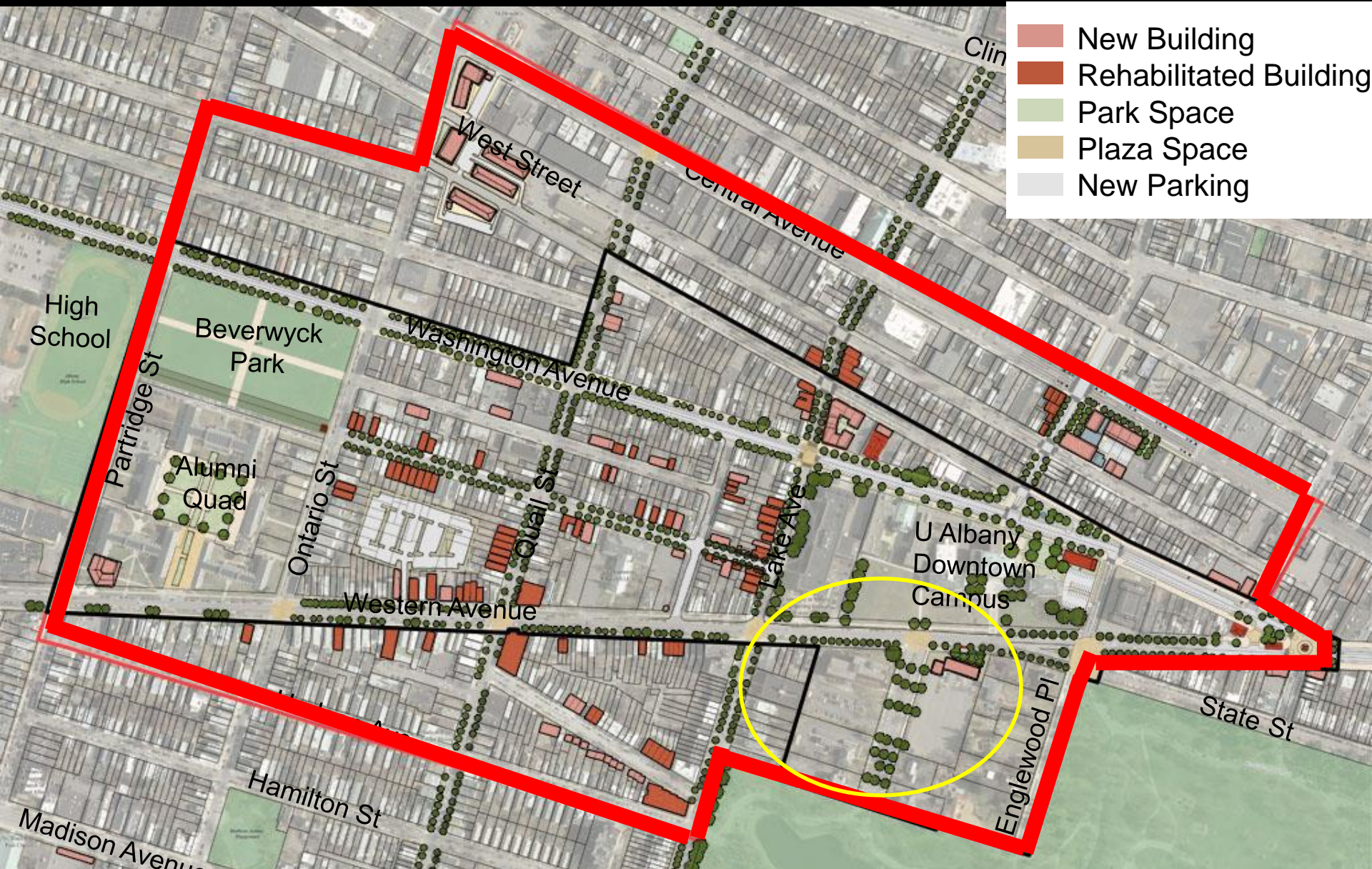


illustrative plan



parking opportunities

illustrative plan



proposed

multimodal center



Western Avenue

Thurlow Terrace

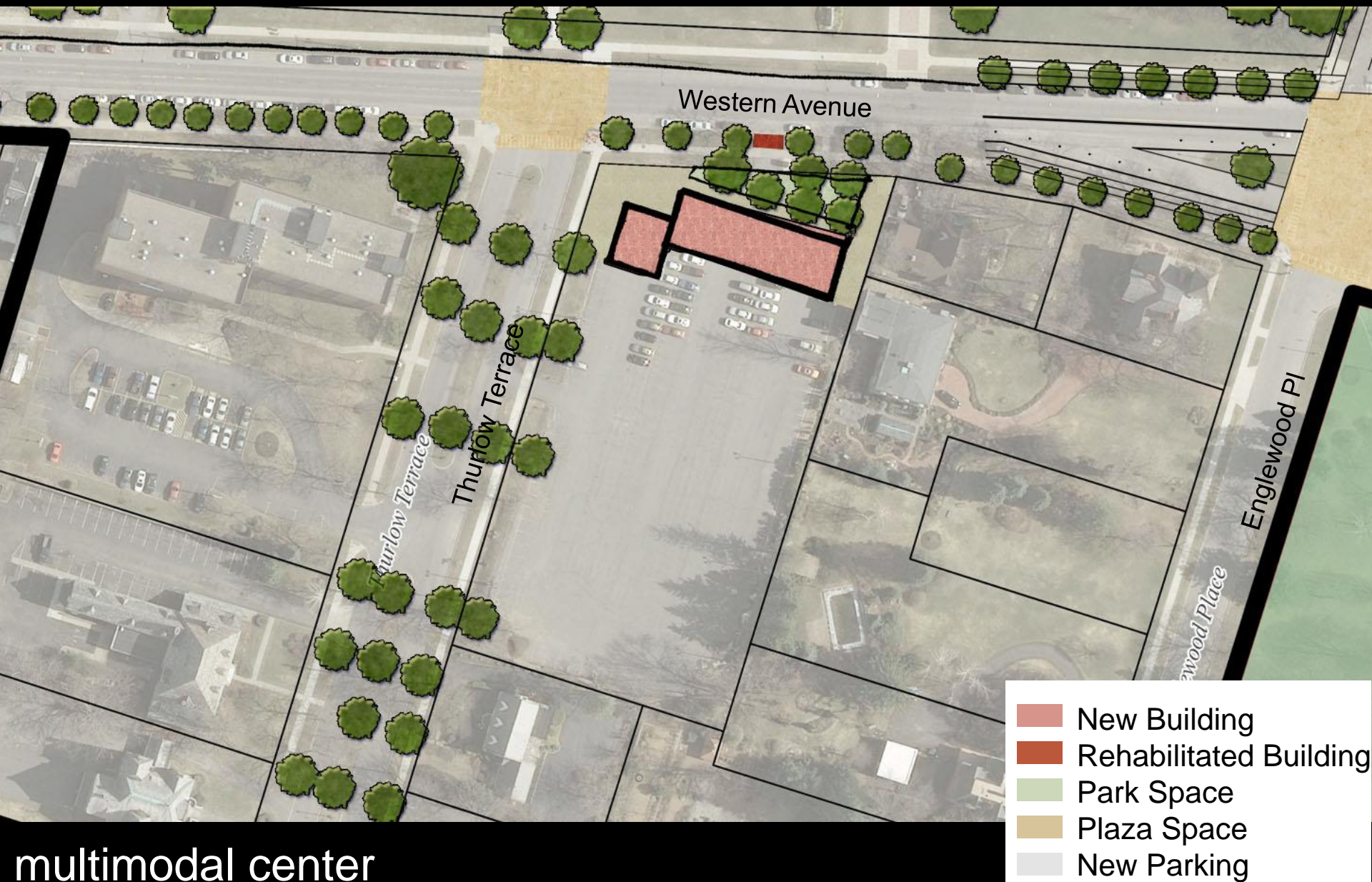
Thurlow Terrace

Englewood Place

Englewood Pl

existing

multimodal center



multimodal center

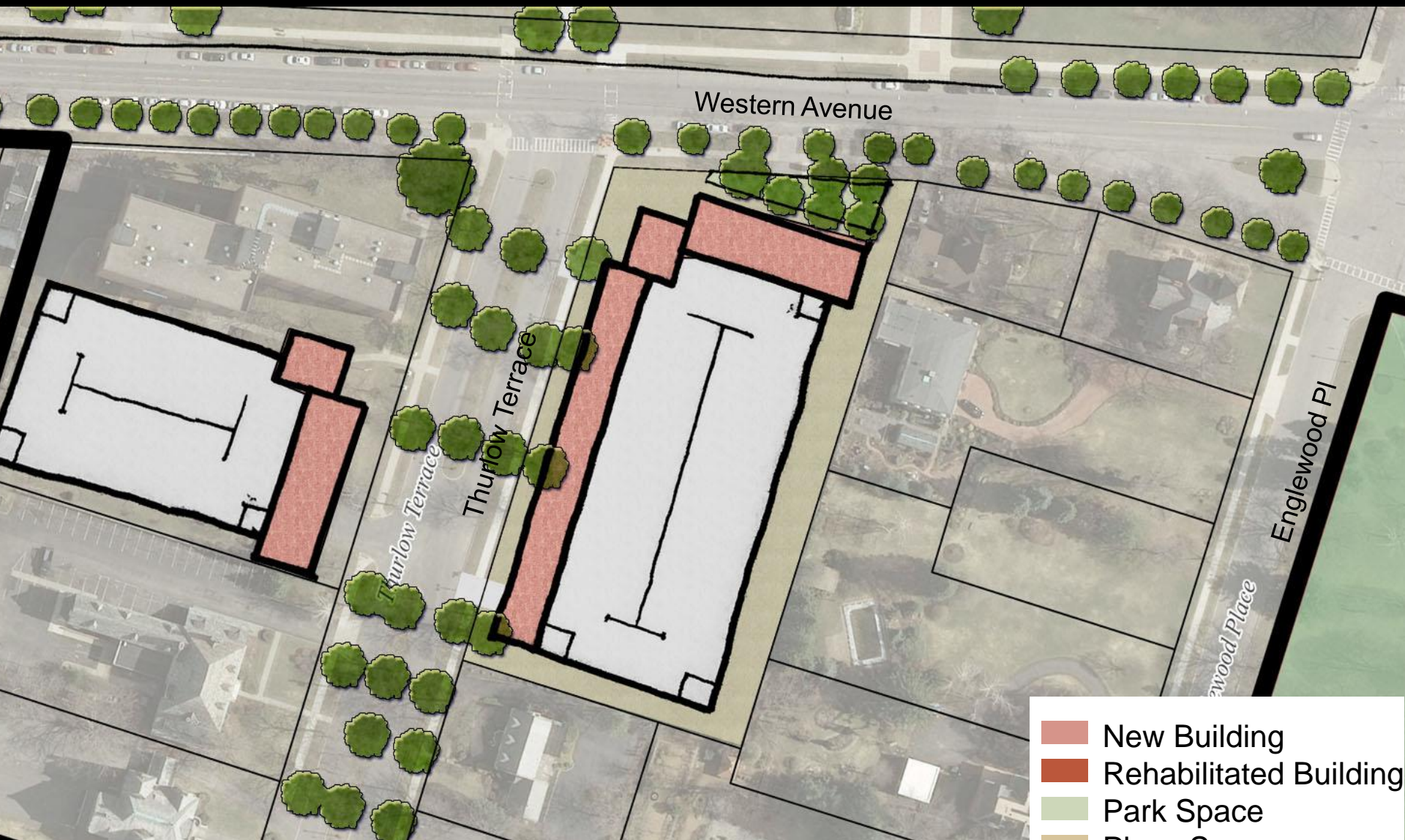
multimodal center



- New Building
- Rehabilitated Building
- Park Space
- Plaza Space
- New Parking

multimodal center + improved parking

multimodal center



Multiple sites for investigation

-  New Building
-  Rehabilitated Building
-  Park Space
-  Plaza Space
-  New Parking

Thurlow Terrace



existing

Thurlow Terrace



after – surface parking

Thurlow Terrace



after — structured parking

illustrative plan



proposed

opportunity sites



Western Avenue near Quail

mid-block opportunities



existing

mid-block opportunities

- New Building
- Rehabilitated Building
- Park Space
- Plaza Space
- New Parking



surface lot

mid-block opportunities

- New Building
- Rehabilitated Building
- Park Space
- Plaza Space
- New Parking



parking structure

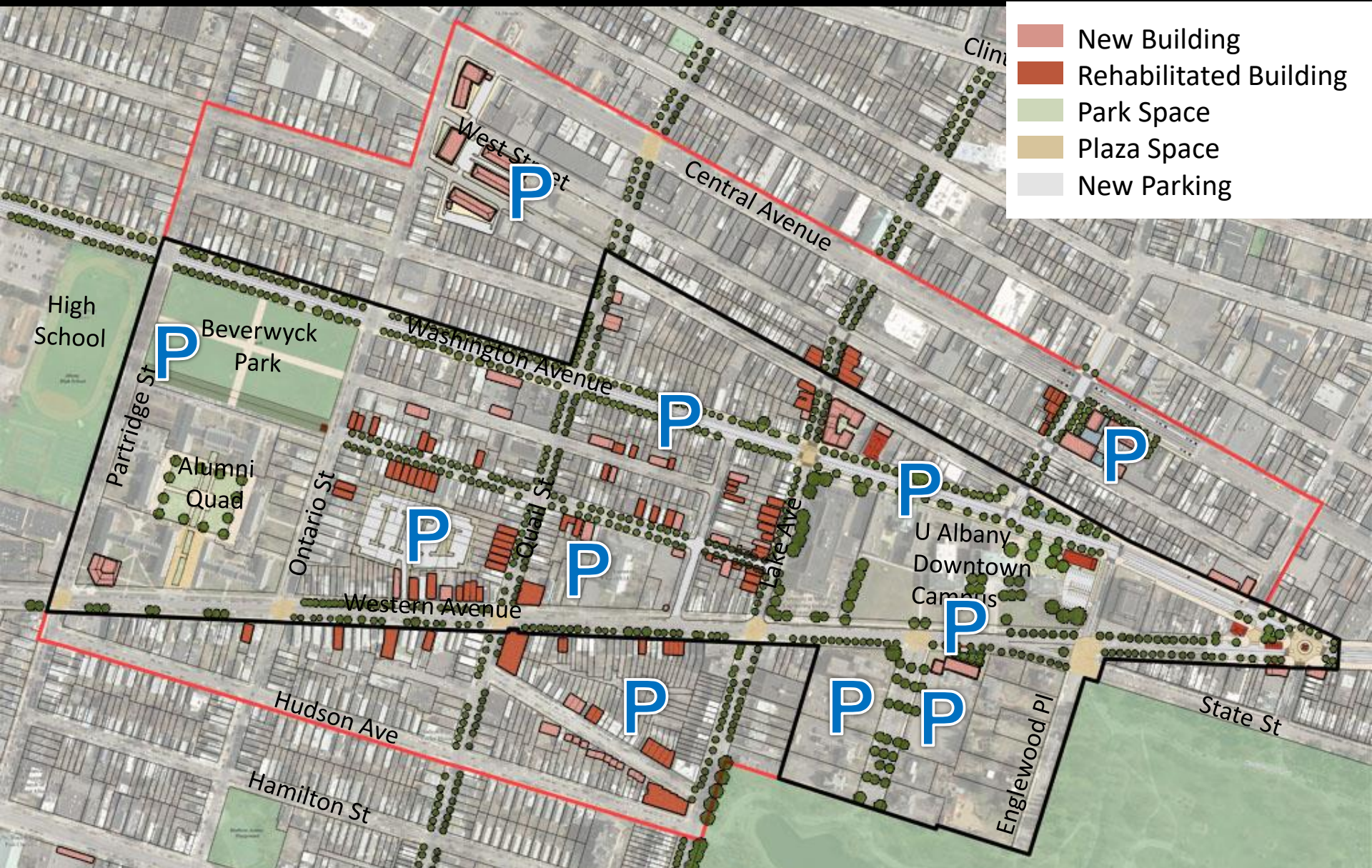
mid-block opportunities

- New Building
- Rehabilitated Building
- Park Space
- Plaza Space
- New Parking



new development

illustrative plan

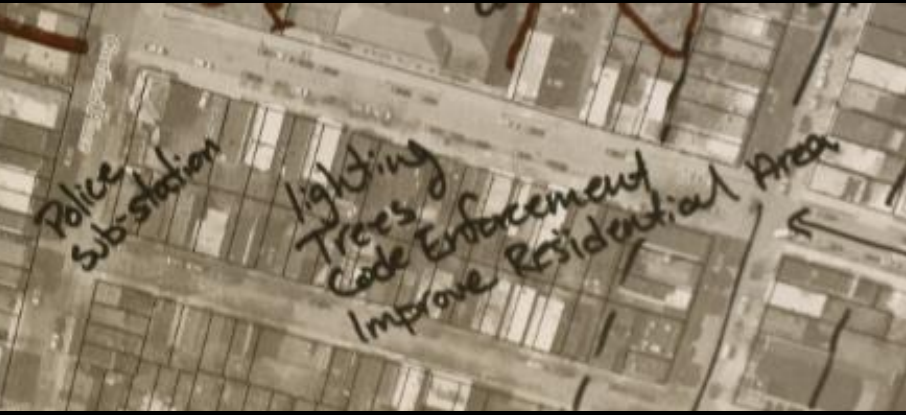


parking opportunities

Parking Study Goals (DRAFT)

- **identify existing and future parking needs**
both for University at Albany and local neighborhood
- **map how parking is actually used**
understanding hot spots of demand and areas of availability
- **protect residential areas from spillover parking**
limit impacts to local residential areas and businesses
- **develop strategies to meet future demand**
suite of management, supply, tdm approaches
- **integrate parking as part of multi-modal system**
identify signage, walking, biking gaps

strengthen neighborhoods



illustrative plan



proposed

reinvestment occurring



Renovated homes

reinvestment still needed



Renovated homes

illustrative plan



proposed

Alumni Quad



illustrative plan



proposed

Ontario Street



existing

what if...



existing

what if...



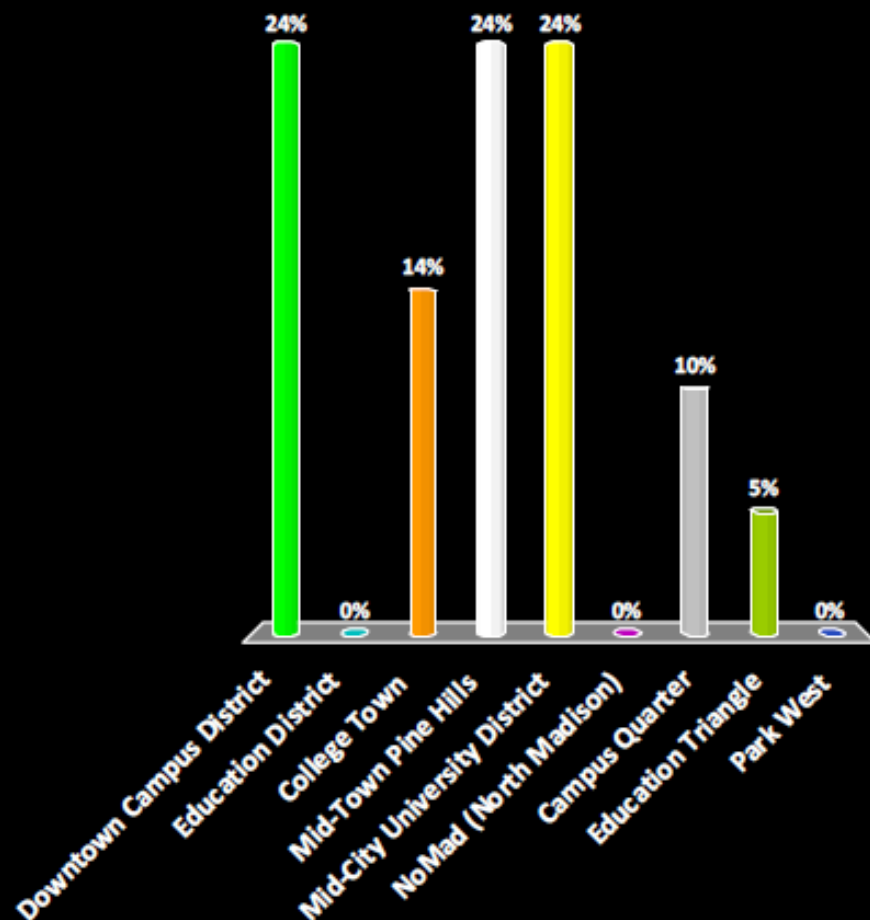
Proposed: infill mixed-use buildings with appropriate heights

respectful heights & architecture



In your opinion, which name best fits?

1. Downtown Campus District
2. Education District
3. College Town
4. Mid-Town Pine Hills
5. Mid-City University District
6. NoMad (North Madison)
7. Campus Quarter
8. Education Triangle
9. Park West



Mid-City Education District



U Albany - Page Hall



College of St. Rose

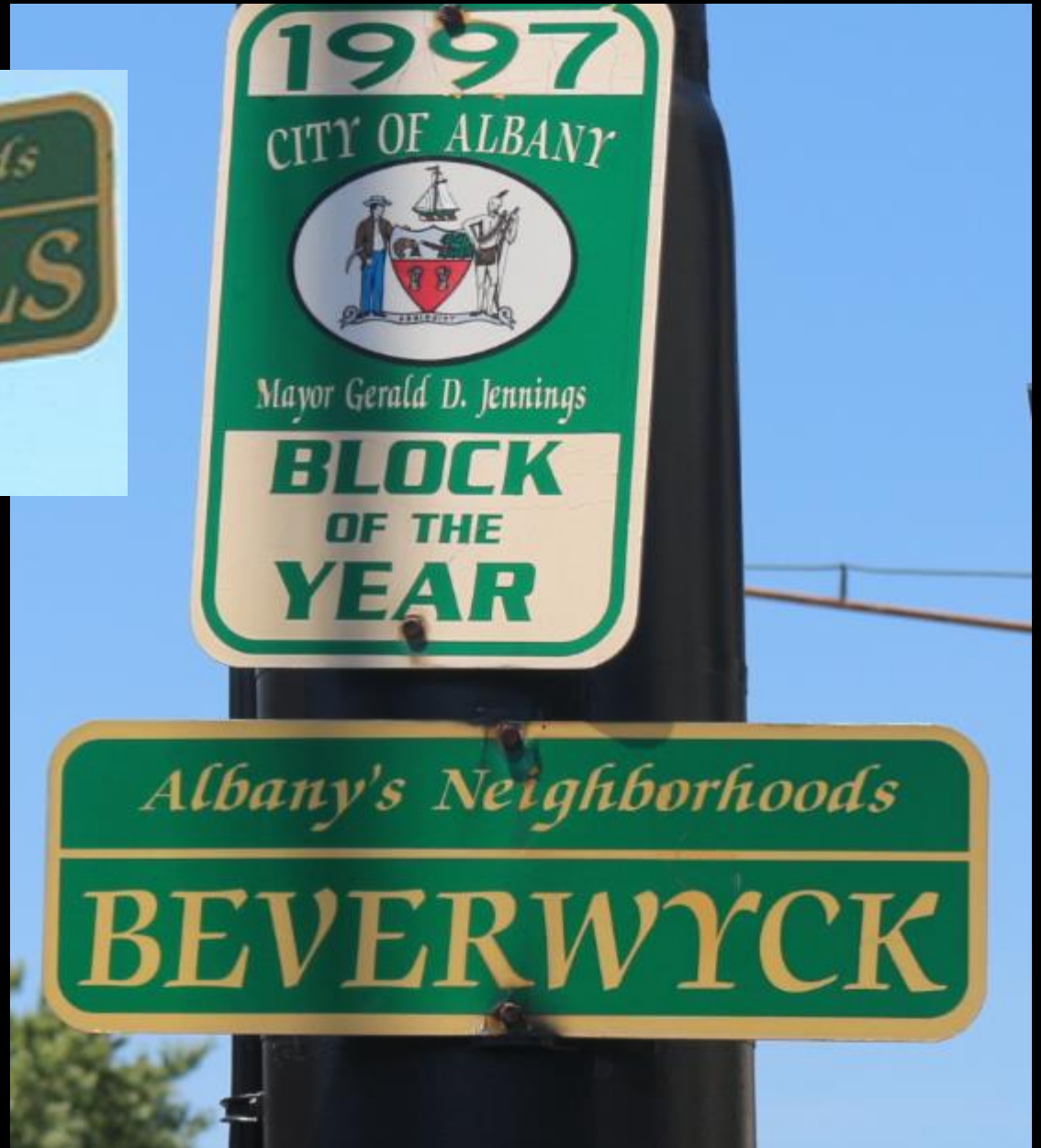


Albany schools, charters, incubators



draft

no loss of identity

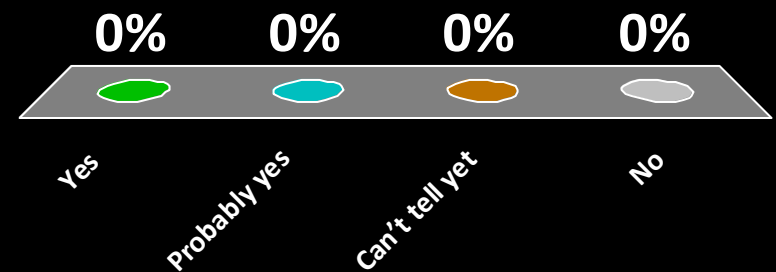


quick poll

Do you like this?

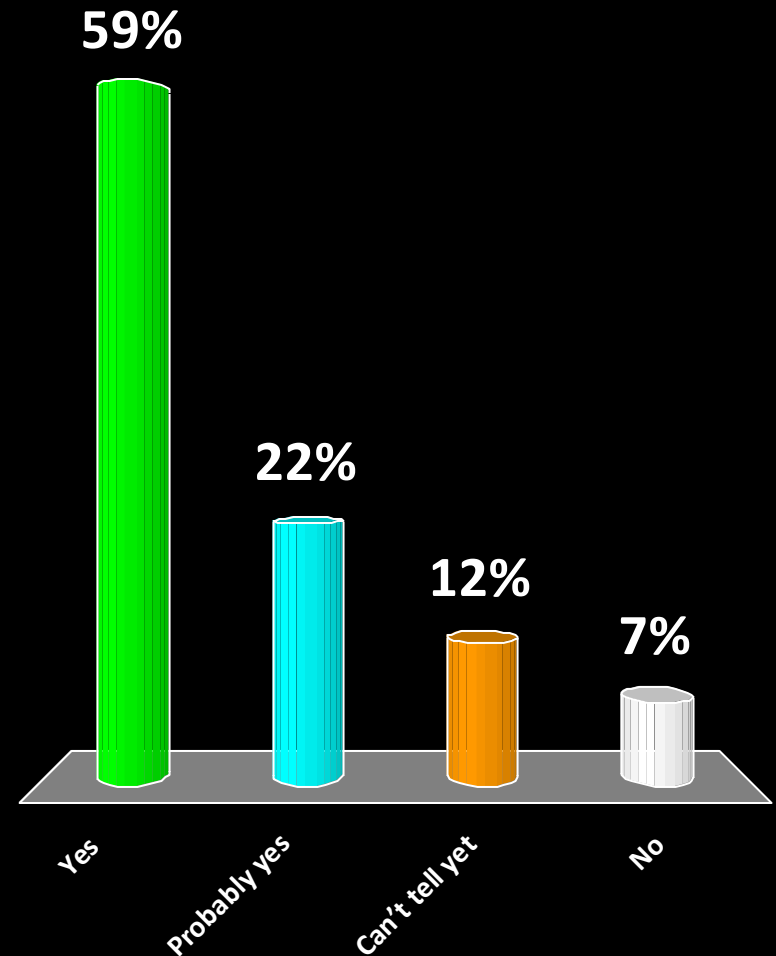


1. Yes
2. Probably yes
3. Can't tell yet
4. No



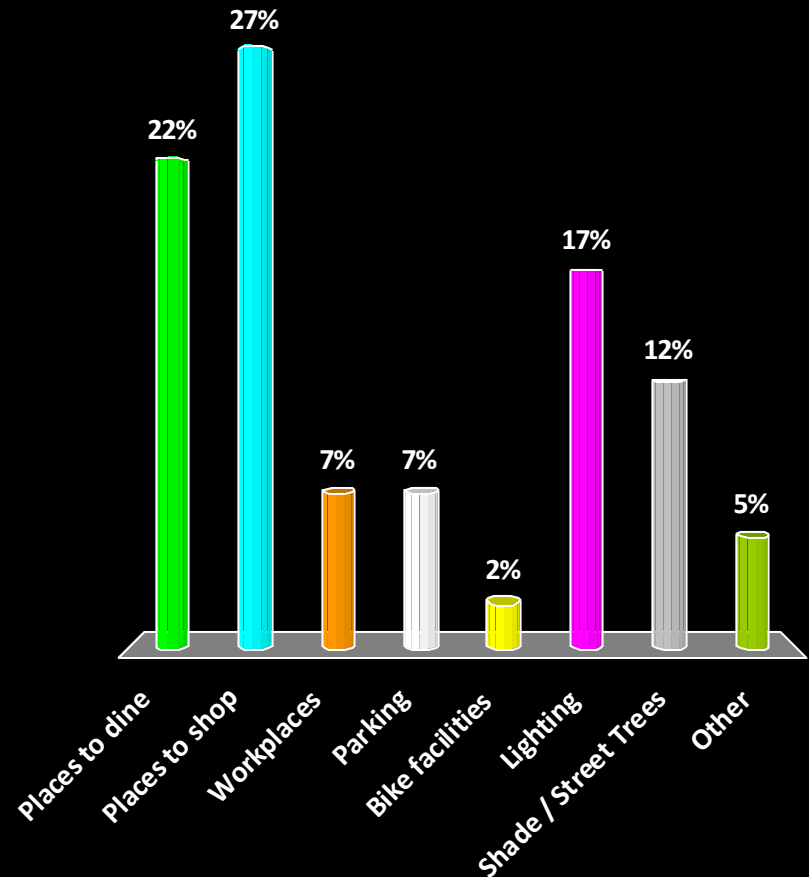
Do you think that Washington Avenue should have a protected bike facility?

1. Yes
2. Probably yes
3. Can't tell yet
4. No



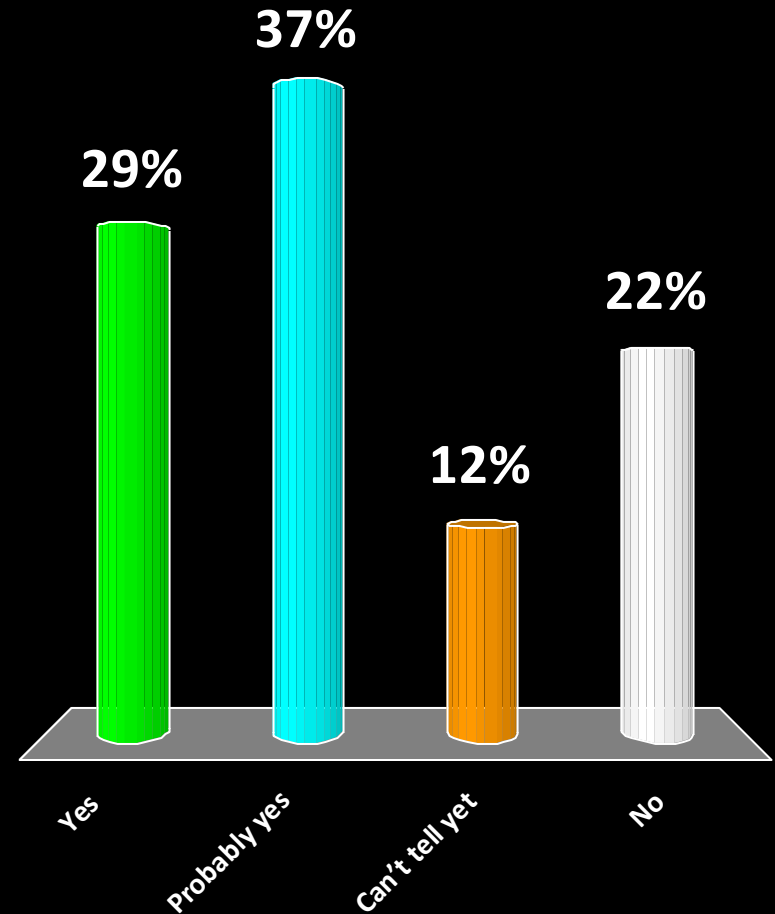
Which amenities are most lacking in the Downtown Campus area?

1. Places to dine
2. Places to shop
3. Workplaces
4. Parking
5. Bike facilities
6. Lighting
7. Shade / Street Trees
8. Other



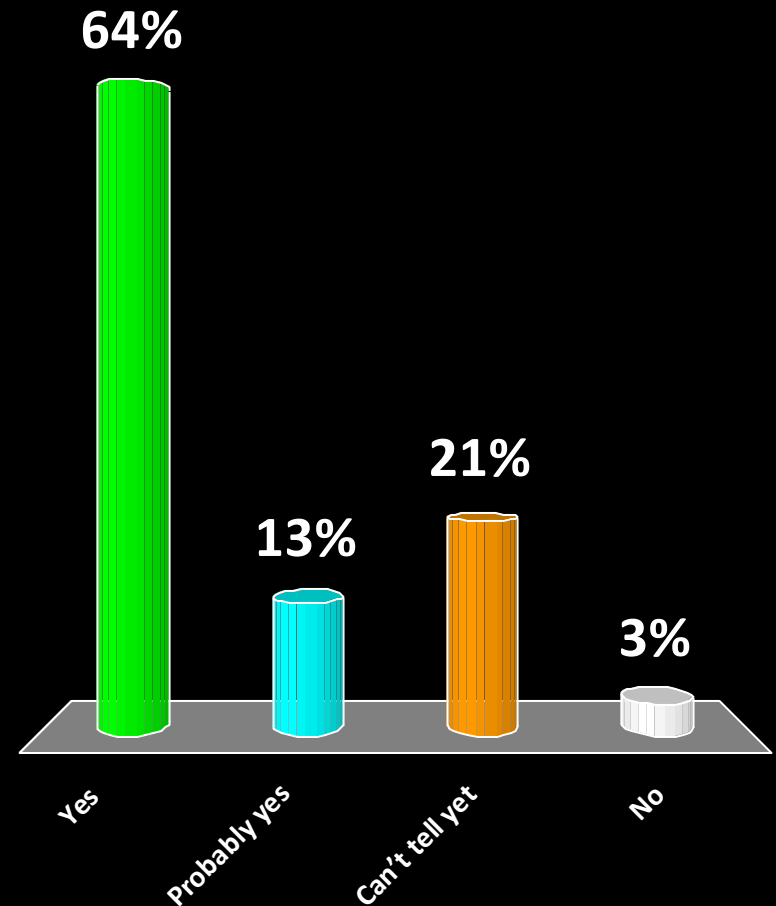
Do you think it is likely that increased transit, wider sidewalks, and bike facilities will get people out of their cars?

1. Yes
2. Probably yes
3. Can't tell yet
4. No



Should the University partner with the neighborhood to increase home ownership?

1. Yes
2. Probably yes
3. Can't tell yet
4. No



remember:
there are no overnight
solutions

...but we have some powerful tools including:
Zoning, land development regulations, capital improvement
budget, transportation funding, incentive programs, grants & funds

future opportunities

Opportunities to seamlessly blend UAlbany & the community in the Mid-City Education District include:

- Convert available buildings into expanded incubator/ accelerator/ or classroom as flexible space for higher learning.
- Utilize the Mid-City Education District as a “living laboratory.
- Increase community cultural programming and adult continuing education opportunities.
- Encourage faculty, alumni, staff, and students to purchase and or renovate homes and properties.
- Encourage education based small business opportunities.

research possible incentives

UAlbany investment can lead to new community and economic development opportunities such as:

- Increased homeownership and housing rehabilitation
- Conversion of zombie and/or abandoned properties
- Façade Improvement Initiatives
- Small business assistance, education, and incentives
- Streetscape and public improvements

funding quilt

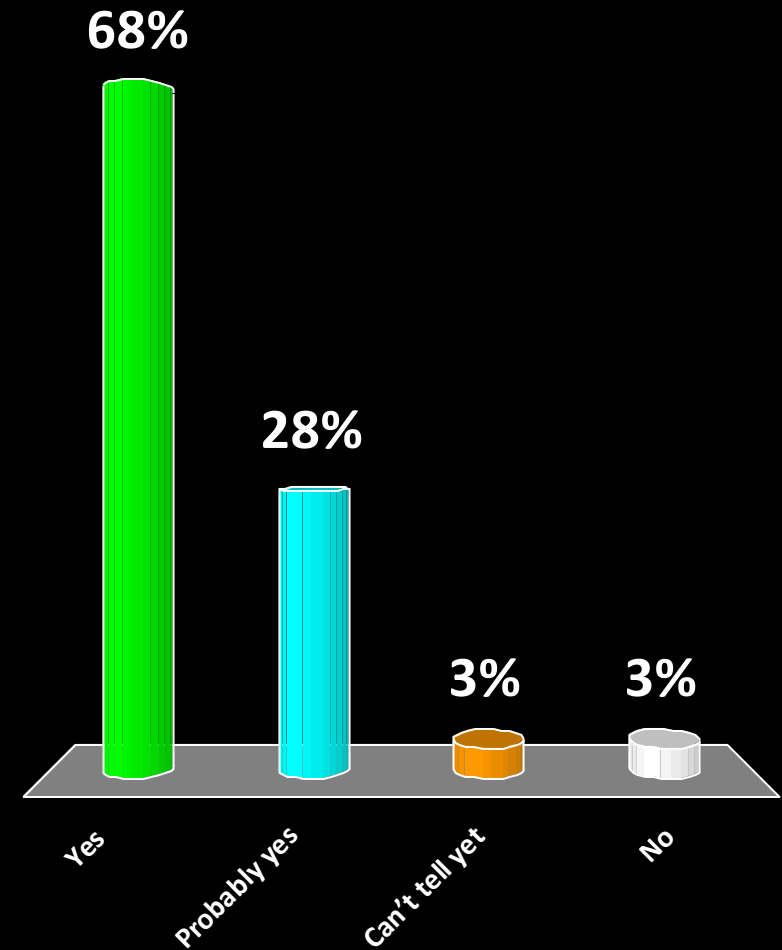
The implementation of this plan will require the creation of unique public/private partnerships with:

- University at Albany and regional educational institutions
- Private sector investors
- Financial Institutions
- City, County, State Agencies
- Non-profit organizations

quick poll

Do you feel the plan is generally on the right track?

1. Yes
2. Probably yes
3. Can't tell yet
4. No



the conversation
continues:

rezonealbany.com

University at Albany Downtown Corridor Visioning Study



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Thank you!